

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



AGENDA NO.

21.1

(MT 18052)

10:00 a.m. being the time set for public hearing on the recommendation from Transportation And Land Management Agency/Planning regarding the CONDITIONAL USE PERMIT NO. 190038, DEVELOPMENT AGREEMENT NO. 190027 AND ORDINANCE NO. 664.89 – ADOPT A MITIGATED NEGATIVE DECLARATION FOR CEQ190129 (SCH 2021070133) – Applicant: The Fuego Farms LLC– Engineer/Representative: Carmen Lopez - First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (R:RM) (10-acre minimum) – Location: North of Carancho Rd., East of El Calamar Rd., West of Deluz Rd. – 72.15 Gross Acres – Zoning: Light Agriculture, 10-acre minimum (A-1-10) – REQUEST: Conditional Use Permit No. 190038 proposes to construct a Mixed Light Cannabis Cultivation Facility with one (1) 4,800 sq.ft. building, fifteen (15) 3,841-sq.ft greenhouses, two (2) 2,802.5-sq.ft.greenhouses, one (1) 160-sq.ft. storage unit, one (1) propane tank, and eight (8) 3,000-gallon water tank. The proposed facility will be built on approximately 4 acres of the 72-acre parcel. Development Agreement No. 1900027 and Ordinance No. 664.89 is a proposal for the applicant entering into a development agreement with the County consistent with Board of Supervisor's Policy No. B-9 and would impose a lifespan on the proposed cannabis project and provide community benefit to the Rancho California Area (De Luz/Santa Rosa). APN: 933-020-005. District 1. The Chairman called the matter for hearing.

John Hildebrand, Planning Department Staff, presented the matter.

Chris Hickok, Applicant Representative, presented on the matter.
Samuel Hazelip, Owner, presented on the matter.

The following people spoke on the matter:

Jane Block
Kathleen Hamilton
Mayor Matt Ron
Thomas Scott
Diane Cole
Timothy Baum
Jackie Neff
Fred Bartz
Mayor Pro-Tempore Lisa DeForest
Doug Potts
Karen Brown
Dawn Henry
Bryan Johnson
Rachel Garrett (online)
Jessica Christopher (online)
James Fredette (online)
Karin McKarahan (online)
Yara Fisher (online)
Winston Vickers (online)
Pamela Nelson (online)

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



Page 2
AGENDA NO.
21.1
(MT 18052)

Under Sheriff Dennis Vrooman spoke for Sheriff Chad Bianco
Douglas Green (online)
Dan Silver (online)
Bill Parkin (online)
James Waite
Walter Haessler
Jon Lieberg
David Koenig
Joshua Bennion
Steve Bussen

On motion of Supervisor Jeffries, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED to close the public hearing, tentatively deny the project and direct staff to return on February 8, 2022, with the findings for denial.

Roll Call:

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on January 11, 2022 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: January 11, 2022
Kecia R. Harper, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By:  Deputy

AGENDA NO.
21.1

xc: Planning, COB

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM: 21.1
(ID # 18052)**

MEETING DATE:
Tuesday, January 11, 2022

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CONDITIONAL USE PERMIT NO. 190038, DEVELOPMENT AGREEMENT NO. 1900027 AND ORDINANCE NO. 664.89 – ADOPT A MITIGATED NEGATIVE DECLARATION FOR CEQ190129 (SCH 2021070133) – Applicant: The Fuego Farms LLC– Engineer/Representative: Carmen Lopez - First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (R:RM) (10-acre minimum) – Location: North of Carancho Rd., East of El Calamar Rd., West of Deluz Rd. – 72.15 Gross Acres – Zoning: Light Agriculture, 10-acre minimum (A-1-10) – REQUEST: Conditional Use Permit No. 190038 proposes to construct a Mixed Light Cannabis Cultivation Facility with one (1) 4,800 sq.ft. building, fifteen (15) 3,841-sq.ft greenhouses, two (2) 2,802.5-sq.ft.greenhouses, one (1) 160-sq.ft. storage unit, one (1) propane tank, and eight (8) 3,000-gallon water tank. The proposed facility will be built on approximately 4 acres of the 72-acre parcel. Development Agreement No. 1900027 and Ordinance No. 664.89 is a proposal for the applicant entering into a development agreement with the County consistent with Board of Supervisor’s Policy No. B-9 and would impose a lifespan on the proposed cannabis project and provide community benefit to the Rancho California Area (De Luz/Santa Rosa). APN: 933-020-005. District 1. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **CEQ1901029 (SCH2021070133)**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment;
2. **APPROVE** **CONDITIONAL USE PERMIT NO. 190038**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report, subject to adoption of Ordinance No. 664.89; and
3. **INTRODUCE, READ TITLE and WAIVE FURTHER READING OF, and ADOPT on** successive weeks **ORDINANCE NO. 664.89**, an ordinance of the County of Riverside approving Development Agreement No. 1900027, based on the findings in this staff report.

ACTION:Policy, Set for Hearing

SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA


John Hildebrand, Planning Director 12/30/2021

MINUTES OF THE BOARD OF SUPERVISORS

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Commercial Cannabis Activities Background:

On October 23, 2018, the Board of Supervisors adopted Ordinance No. 348.4898, which established the permitting process and regulations for commercial cannabis activities. Applicants requesting to establish commercial cannabis retail, microbusinesses, and/or cultivation uses were required to submit a request for proposal (RFP) cannabis package. Applicants who ranked highest were allowed to proceed forward with the Conditional Use Permit process. On July 2, 2019, the Board of Supervisors accepted the Cannabis RFP response package rankings list, which allowed the highest-ranking applicants to begin the land use review process for their proposed project. In the first year of implementation, 50 cannabis cultivation applications and 19 cannabis retail applications began the land use review process.

This project was assigned an RFP Cannabis File No. CAN190118 and was recommended to proceed forward with the Conditional Use Permit application process as a Cannabis Cultivation project. The applications for Conditional Use Permit No. 190038 and the associated Development Agreement No. 1900027 were submitted on October 24, 2019.

Project Details:

CUP190038 is a proposal for the development of a new Mixed Light Cannabis Cultivation Facility that will include seventeen (17) greenhouse structures totaling 62,620 square feet in area, one (1) 4,800-square foot steel structure, one (1) 160-square foot storage unit, an improved driveway for site access from Carancho Road, a six foot (6') high chain-link fence with vertical privacy slats enclosing the cultivation area, a six foot (6') high wooden gate at the driveway entrance, and landscaping along the project frontage.

The greenhouses include two (2) 2,802.5-square foot greenhouses and fifteen (15) 3,841-square foot greenhouses. The total mature canopy will be approximately 21,978 square feet. The 4,800 square foot steel structure will be used for crop processing, loading/unloading of product, security headquarters, restrooms, and office space for the cannabis business. Other implementations include site work to establish fire lane, internal circulation, a driveway for site access, and a parking lot for seven (7) vehicles.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

The parking requirement for the Mixed Light Cannabis Cultivation Facility is 2 spaces per 3 employees, which would result in a total of seven (7) required parking spaces for a total of 10 employees. Overall, there are a total of 7 parking spaces that are available for the proposed cannabis business, which meets the requirement for off-street parking per Section 18.12 of Ordinance No. 348. Of the 7 spaces provided, one (1) ADA parking space has also been included, meeting the standards set forth in Section 18.12.C of Ordinance No. 348.

The description as included above constitutes the "Project" or "project" as further referenced in this report.

The project site is located on a 72-acre parcel approximately 4 miles west of the City of Temecula within the Community of De Luz/Santa Rosa. Approximately 4 acres on the southwestern portion of the 72-acre parcel would be used for the cannabis cultivation area and the immediate area is comprised of residential and agricultural uses to the east, south, and west.

The project exhibits were updated after the Planning Commission public hearing and are included in the Board Package as Attachment D. The site plan exhibit was updated to show a reduced combined square footage for the greenhouses, from 63,744 square feet to 62,620 square feet. Fifteen of the greenhouses were 32' x 120' are now proposed be 29'-6" x 118', and two (2) of the greenhouses were 32' x 95' are now 29'-6" x 95'. The greenhouse layouts and Development Agreement were updated to reflect the reduced square footage. The site plan exhibit also now shows a 10'x16' storage unit, a propane tank, and eight (8) 3,000-gallon water tanks. The entrance gate was changed on the exhibit from a metal gate to a wooden gate. The landscape plan exhibit was updated to include only California native plants and a new photometric exhibit is included in Attachment D.

General Plan Consistency

The project site has a General Plan Foundation Component of Rural (R) and a Land Use Designation of Rural Mountainous (RM). The Rural General Plan Foundation Component is intended to identify and preserve areas where the rural lifestyle is the desired use, including areas of remote cabins, residential estates, limited agriculture, equestrian, and animal keeping uses. The Rural Mountainous (RM) land use designation applies to areas of at least 10 acres where a minimum 70% of the area has slopes of 25% or greater. It also applies to remote areas that are completely or partially surrounded by slopes greater than 25%, and that do not have both county-maintained access and access to community sewer and water systems. The project is consistent with the Rural Mountainous Land Use Designation as it is an agricultural use that would not impact the rural character of the parcel. The proposal includes an enclosure that has been positioned and designed to screen the proposed use from the right-of-way and adjacent properties with low profile structures that have been conditioned to screen unnatural light from adjacent parcels and the night sky. In addition, the cultivation area is located on the flattest portion of the parcel to avoid substantial changes to the natural topography of the site.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

Zoning Consistency

The project site is zoned for Light Agriculture – 10 Acre minimum (A-1-10). Pursuant to Ordinance No. 348, Article XIXh, Section 19.510, Mixed Light Cannabis Cultivation on lots of five (5) gross acres or more (defined as Medium Mixed Light Cannabis Cultivation) are allowed in the A-1 zone with an approved conditional use permit. The applicant has submitted this CUP application to ensure compliance with all applicable development standards and regulations. In addition, pursuant to Section 19.510.B.5, the Canopy size on a single lot for a Medium Mixed Light Cannabis Cultivation shall not exceed 22,000 square feet which the proposed project adheres to as the proposed canopy size is 21,978 square feet. A canopy is defined under Section 21.19s of Ordinance No. 348 as the designated area or areas at a licensed Premises that will contain Mature Plants at any point in time. As further described in the findings section, the project meets all the applicable development standards for the A-1 zone and those set forth in Section 19.511 of Ordinance No. 348.

Development Agreement No. 1900027

All Commercial Cannabis Activities are required to have an approved development agreement (DA) pursuant to Board Policy B-9 and Ordinance No. 348 section 19.507. The DA will solidify public benefits that the applicant will provide to the surrounding community, as well as set the permit expiration date. As such, the applicant has proposed entering into the attached development agreement (DA) with the County for the Project. The DA is consistent with the General Plan and with Board Policy B-9. Additionally, the Advisory Notification Document, Conditions of Approval, and entitlement approvals are incorporated in the exhibits of the DA and will ensure that the Project is developed in a way that would not conflict with the public's health, safety, or general welfare. The DA has a term of 10 years (with the option for a 5-year extension subject to mutual approval) and will grant the applicant vesting rights to develop the Project in accordance with the terms of the DA. In exchange, the DA provides certain public benefits that go beyond the basic requirements of the County including annual public benefit payments, which will be used for additional public safety services, infrastructure improvements or community enhancement programs.

Development Agreement No. 1900027 requires the applicant to make the following payments to TLMA:

- 1) An initial deposit-based fee of \$5,000 for annual inspections and the administration of the development agreement program.
- 2) A baseline Public Benefits payment of \$108,287.50 which will be increased 2% per year. The baseline payment amount shall be allocated 45% to the Code Enforcement Department, and the remaining 55% will be transferred to the Executive Office for deposit into the General Fund, to be allocated as part of the annual budget process and generally spent on cannabis regulatory activity performed by the District Attorney's Cannabis Regulation Task Force, the Sheriff's Office, Public Health, County Counsel,

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

and the Agricultural Commissioner's office. The percentages above are based on the expected regulatory costs that were used to establish the baseline Public Benefits fee, as approved by the Board on January 29, 2019. The Code Enforcement Department will serve as the main regulatory arm of the County in monitoring that the businesses will comply with their conditions of approval and respond to public concerns.

- 3) An annual Additional Public Benefit payment of \$135,050 which will increase 4% per year. This payment shall be held by TLMA in an account specifically for the Southwest area, to be allocated by the Board of Supervisors to projects and services that benefit the community. The County will utilize this additional annual public benefit within the surrounding community for additional public benefits including, but not limited to, code enforcement, public safety services, infrastructure improvements, community enhancement programs and other similar public benefits as solely determined by the County's Board of Supervisors. Additionally, owner will make efforts to hire locally and participate in community events, career opportunity events, as well as educational and wellness seminars within the surrounding community.

Per state law, a development agreement is a legislative act that must be approved by ordinance. The proposed Ordinance No. 664.89, an Ordinance of the County of Riverside Approving Development Agreement No. 1900027, incorporates by reference Development Agreement No. 1900027 consistent with Government Code section 65867.5.

Planning Commission

The Riverside County Planning Commission considered the project at a regularly scheduled public hearing held on August 18, 2021. The project was continued to September 1, 2021 due to the absence of the commissioner for the 1st Supervisorial District. During the September 1st public hearing, the Planning Commission received several comments in opposition of the proposed project. The comments expressed concerns regarding potential environmental impacts to the surrounding community, safety, traffic congestion, and details about the proposal itself. During the hearing the applicant provided responses to the community's concerns. After deliberation, the Commission voted to continue the project to October 20th to allow additional time for the applicant to conduct public outreach.

After reaching out to 1st Supervisorial staff to discuss community outreach, the applicant created an informational website, <https://www.cup190038.com>. The website provides a detailed project background and description, the applicant's September 1st presentation, contact information, a summary of and responses to comments received, and a Frequently Asked Questions page. It also provides the community an opportunity to register to the page for up-to-date project notification and information.

A letter with the website's information was sent via email and mailers by the applicant to those who provided comments. A virtual community meeting was held on October 15, 2021 via Zoom.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

The applicant presented the proposed project and answered questions from the public. Seven (7) members of the community participated in the Zoom meeting.

WWW.ProtectDeLuz.com is an opposing website created by community members of De Luz. The website provides a template petition of opposition that anyone may download and submit to the County or provide an electronic signature. Planning Commission received over 550 signed petitions, 200 additional signatures, and thirteen (13) additional letters in opposition of the proposed project. All letters, petitions and signatures of opposition that were provided to the Planning Commission are included in this staff report. All public comments received between August 2021 through December 2021 are included in Attachment E1-E5 of this Board package.

The Planning Commission considered additional public testimony regarding the proposed project on October 20th. Of the 108 registered callers and in-person speakers, 103 are opposed the project, four were in support and one neutral.

After closing public testimony, the Planning Commission discussed the consistency between the General Plan Land Use and cannabis cultivation, outdoor lighting, noise, public noticing, odor monitoring, entrance fence, and access point.

General Plan Land Use: The project is consistent with the site's General Plan Land Use Designation of Rural Mountainous (RM) and site's zone classification of Light Agriculture, 10-acre minimum (A-1-10). Ordinance No. 348 identifies which zone classifications a cannabis facility may establish with an approved conditional use permit. Applicable to this case, Ordinance No. 348 Section 19.510 A.4. allows a medium Mixed Light Cannabis Cultivation Facility to establish on lots five gross acres or more in the A-1 and A-2 zones. A-1 zone is consistent with RM designation. For each land use designation, the General Plan Land Use Element provides basic direction for development. The description for Rural Mountainous designation states that limited agricultural uses and residential development at the density of one (1) dwelling unit per ten (10) acres are allowed. The surrounding area is also designated Rural Mountainous except for the Santa Rosa Plateau Ecological Reserve, which is designated Open Space - Conservation Habitat. The zone classifications of properties within the vicinity of the project site varies and includes Light Agriculture (A-1), Residential Agricultural (R-A) and Rural Residential (R-R). These zone classifications permit agricultural uses and residential development that are consistent with development typically found in areas that are designated RM. This is reflected in the observable land use development within the Santa Rosa/De Luz community, which is predominantly agriculture and residential lots that are 5 acres and greater.

Outdoor Lighting: The staff report submitted to the Planning Commission for consideration did not include a photometric site plan. However, the project is conditioned to comply with all applicable County's Ordinances and State regulations, this includes compliance with Ordinance No. 655 Regulating Light Pollution and Ordinance No. 915 Regulating Outdoor Lighting. Additionally, as described in the final mitigated negative declaration, the project is required to adhere to the State's Department of Cannabis Control (DCC) – Cannabis Cultivation

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

Regulations for lighting. Specifically, "all outdoor lighting used for security purposes shall be shielded and downward facing" and "mixed light license types of all tiers and sizes shall ensure that lights used for cultivation are shielded from sunset to sunrise to avoid nighttime glare". Attachment C and Attachment D of this Board package includes a photometric exhibit that shows how the operator will comply with the County's and State outdoor lighting regulations.

Noise: The applicant and Planning Commission discussed the anticipated noise level generated from the greenhouse exhaust fans. Attachment C also includes additional information regarding the exhaust fan specifications and an updated Acoustic Engineering Analysis report. The manufacturer's noise specification for the greenhouse exhaust fan is ≤ 70 db and each greenhouse will have two. The air condition compressor for the office building has a noise rating of 87.3 db and the standby generator will be enclosed in Level 2 sound enclosure with a rating of 71 db. Upon factoring the distance of the exhaust fans and distance attenuation factor, the combined sound level at the center of Carancho Road was calculated to be 38.6 db A and 32.5 DB A at the closest residence. The closest residence is located 338 feet south of the project site, measured from the southwest corner of Greenhouse 10 as shown on page 3 of the Acoustical Engineering Analysis. The results in the updated analysis shows that the sound levels from the is below the requirements of the Riverside County Noise Ordinance No. 847.

Public Noticing: The proposed project Initial Study/Mitigated Negative Declaration was released for a 30-day public review period which began on July 8, 2021 and concluded on August 6, 2021. Public noticing was posted on the Press-Enterprise on July 19, 2021 for the August 18, 2021 Planning Commission Hearing. Direct mailers were sent to property owners who are located within 1,400 feet of the proposed project.

Odor: Planning Commission discussed odor management. The project is conditioned to adhere to strict odor management, specifically "All Commercial Cannabis Activities shall be sited and operated in a manner that prevents Cannabis nuisance odors from being detected offsite. All Commercial Cannabis Activities shall provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the Commercial Cannabis Activity that is distinctive to its operation is not detected outside of the operation's facility, anywhere on adjacent lots or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located inside the same building as the Commercial Cannabis Activity. In order to control nuisances such as odors, humidity and mold, Commercial Cannabis Activities shall install and maintain at the minimum, the following equipment, or any other equipment that can be proven to be an equally or more effective method or technology to control these nuisances: 1. An exhaust air filtration system with odor control that prevents internal odors from being emitted externally; 2. An air system that creates negative air pressure between the Commercial Cannabis Activities' interior and exterior, so that the odors generated by the Commercial Cannabis Activity are not detectable on the outside of the Commercial Cannabis Activity." A code enforcement officer will address any complaints submitted to the department for investigation, including odor complaints.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

Access point: Planning Commission discussed the access point into the project site is situated close to the neighboring parcel's entrance. The entrance to the project site is separate from the entrance of the neighboring property. The project will improve the existing entrance into the project site, which will include landscaping along Carancho Road.

Entrance Gate: The entrance gate will resemble what was shown the applicant's presentation. The updated site plan that includes wooden entrance gate is included as part of Attachment D of this Board package.

Planning Commission recommended that the Board of Supervisors tentatively approve DA1900027 and approve CUP190038 by a vote of 3-2 with the additional conditions of approval to 1) limited hours of operation, 2) address employee carpool, 3) update entrance gate on site plan, and 4) requirement for maintenance of the filtration system.

Regarding limited hours of operation, the applicant has agreed to shorten the hours of operations by 2 hours, from 6 am - 8 pm to 7 am - 7 pm. All non-farming related employees (i.e., administrative, finance, marketing, etc.) will be from 8 am to 5 pm. Farm workers will need to work longer during harvesting, fertilizing or any other occasions in similar nature. Delivery and pick-up hours will be limited to between 10 am and 4pm during the weekdays only. The proposed update to Condition of Approval – Planning.9 I. Hours of Operation is included in Attachment D.

Regarding carpool and ridesharing condition of approval, the applicant will encourage workers to carpool and rideshare. The majority of the year employee trips are expected to be no more than 15 trips a day. There will be four harvest per year that would require additional workers that is expected to generate 30 trips a day. For the environmental analysis, the total maximum trips of 30 trips per day was utilized, which according to the Transportation Analysis (TA) Guidelines for Level of Service Vehicle Miles Traveled, is deemed as less than significant. Furthermore, the hours for delivery and pickup occurs away from typical peak hours for traffic in this area.

Regarding the entrance gate, as mentioned above the site plan exhibit has been updated to show the wooden gate.

Regarding the maintenance of the filtration system, the carbon scrubber fan's average life span is three to five years. The carbon filters will be inspected every three months to see if replacement is required. The filters normally require replacement every nine to twelve months. Condition of Approval – Planning.6 F. Nuisance Odor has been updated to require replacement at a minimum nine to twelve months.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

In addition to the updates required as part of the Planning Commission's motion, the Landscape exhibit was updated to only include California native plants in response to a request from the California Department of Fish and Wildlife.

Impact on Residents and Businesses

The impacts of the proposed project have been evaluated through the public hearing process.

Additional Fiscal Information

All fees are paid by the applicant; there is no General Fund obligation.

ATTACHMENTS:

- A. **PLANNING COMMISSION REPORT OF ACTIONS**
- B. **PLANNING COMMISSION STAFF REPORT PACKAGE**
- C. **CUP190038 - APPLICANT MEMO**
- D. **UPDATED CONDITIONS OF APPROVAL AND UPDATED PROJECT EXHIBITS**
- E. **E1-E5 PUBLIC COMMENTS**
- F. **DEVELOPMENT AGREEMENT ORDINANCE NO. 664.89**
- G. **DEVELOPMENT AGREEMENT NO. 1900027**



Jason Farin, Principal Management Analyst

1/4/2022



Gregory V. Priamos, Director County Counsel

1/3/2022

211



MEMORANDUM

RIVERSIDE COUNTY COUNSEL

CONFIDENTIAL
ATTORNEY-CLIENT PRIVILEGE

DATE: January 3, 2022
TO: Clerk of the Board of Supervisors
FROM: Michelle Clack, Chief Deputy County Counsel

Re : Minute Traq ID number: 18052
BOS Hearing : January 11, 2022
Documents : Ordinance No. 664.89 – Approving Development Agreement 1900027

If you have any questions or concerns regarding this matter, please do not hesitate to contact me at the number below, or contact my assistant, Mary Miller, directly at (951) 955-6313.

Shellie Clack

Dated: January 3, 2022

Michelle Clack
Deputy County Counsel
(951) 955-0212

RECEIVED BY DIVISION OF COUNTY CLERK/BOARD OF SUPERVISORS
2022 JAN -3 PM 2:25

1 ORDINANCE NO. 664.89

2
3 AN ORDINANCE OF THE COUNTY OF RIVERSIDE
4 APPROVING DEVELOPMENT AGREEMENT NO. 1900027

5
6 The Board of Supervisors of the County of Riverside ordains as follows:

7 Section 1. Pursuant to Government Code Section 65867.5, Development Agreement
8 No. 1900027, a copy of which is on file with the Clerk of the Board of Supervisors and incorporated herein
9 by reference, is hereby approved.

10 Section 2. The Chair of the Board of Supervisors is hereby authorized to execute said
11 Development Agreement on behalf of the County of Riverside within ten (10) days after the Effective Date
12 of this ordinance, provided that all owners listed in Development Agreement No. 1900027 have executed
13 said Development Agreement within thirty (30) days after adoption of this ordinance.

14 Section 3. Effective Date. This ordinance shall take effect thirty (30) days after its
15 adoption.

16 BOARD OF SUPERVISORS OF THE COUNTY
17 OF RIVERSIDE, STATE OF CALIFORNIA

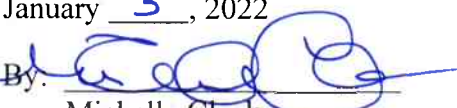
18 By: _____
19 Chair

20 ATTEST:
21 CLERK OF THE BOARD:

22 By: _____
23 Deputy

24 (SEAL)

25 APPROVED AS TO FORM
26 January 3, 2022

27 By: 
28 Michelle Clack
Chief Deputy County Counsel

Boydd, April

From: Nanthavongdouangsy, Phayvanh
Sent: Monday, January 10, 2022 4:54 PM
To: COB
Subject: FW: Petitions against CUP190038 - BOS Item 21.1
Attachments: 2022-01-22 Opposition CUP190038.pdf

From: Rachel Garrett <rachelgarrett@losglaw.com>
Sent: Monday, January 10, 2022 4:37 PM
To: Nanthavongdouangsy, Phayvanh <PNANTHAV@RIVCO.ORG>
Subject: Petitions against CUP190038 - BOS Item 21.1

CAUTION: This email originated externally from the Riverside County email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Phayvanh,

Attached please find 184 signed petitions addressed to Supervisor Jeffries, hereby lodged in opposition to CUP 190038.

Best regards,

Rachel Garrett
for
LIEBERG OBERHANSLEY LLP
41911 Fifth Street, Suite 300
Temecula, CA 92590
Tel. No. (951) 699-6600
Fax No. (951) 699-6616

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4. Security of Email. Electronic mail is sent over the public internet and may not be secure. Thus, we cannot guarantee the privacy or confidentiality of such information.

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

Dear Supervisor Jeffries,

I would like to be placed on record as being adamantly opposed to any Commercial Cannabis Cultivation Facilities being allowed in any part of the rural residential neighborhoods of the Santa Rosa Plateau/De Luz.

The predominant zonings in our area are R-R (rural residential), R-A (residential agriculture), Open Space Preserves, and A-1 (light agriculture-with parcels within an Agricultural Preserve). **Commercial Cannabis is specifically prohibited in all these zones.** That leaves only a few random A-1 parcels within our community where Cannabis can be located (with a discretionary permit).

The Santa Rosa Plateau/De Luz is listed as a **“Unique Community”** in the County General Plan, and there is a clear vision in this Plan “to preserve, maintain and promote the intended long term rural residential use of this land.”


Cannabis is a manufactured commodity, and by your own ordinances is not in any way considered an “agricultural crop.” Introduction of this industry and its criminal element into our family farming community will forever destroy the historical identity, character, lifestyle, and safety of our **“Unique Community”**.

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Thank you for your *time*.

Print Name: Toros Tutenjan

Signature: 

01-11-2022 21.1

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

Dear Supervisor Jeffries,

I would like to be placed on record as being adamantly opposed to any Commercial Cannabis Cultivation Facilities being allowed in any part of the rural residential neighborhoods of the Santa Rosa Plateau/De Luz.

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Thank you for your *time*.

Print Name:

Laura Austreng

Signature:

Laura Austreng

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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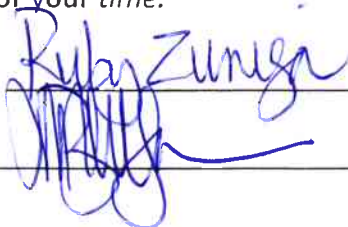
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Print Name:

Signature:



Kevin Jeffries
District1@rivco.org

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Thank you for your *time*.

Print Name: Debbie Collins

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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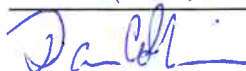
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Thank you for your *time*.

Print Name: Dan Collins

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: ROGER HERRSCHER

Signature: Roger Herrscher

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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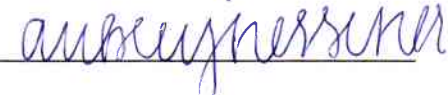
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Thank you for your *time*.

Print Name: Aubrey Heischer

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Pam Herschen

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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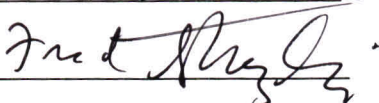
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Thank you for your *time*.

Print Name: Fred Strozenski

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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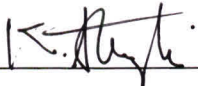
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Print Name: Kim Strozewski

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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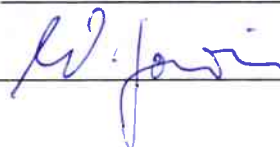
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Print Name: W. Gowin

Signature: 

Kevin Jeffries
District1@rivco.org

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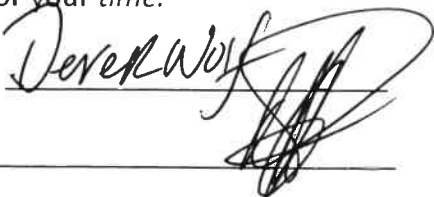
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Thank you for your time.

Print Name: _____

Signature: _____

A handwritten signature in black ink, appearing to read "Deven Wolf", is written over a horizontal line. The signature is stylized and somewhat cursive.

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: LESLIE BARISH

Signature: Leslie Barish

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: Mark Kelly

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: Elizabeth Thomas

Signature: Elizabeth Thomas

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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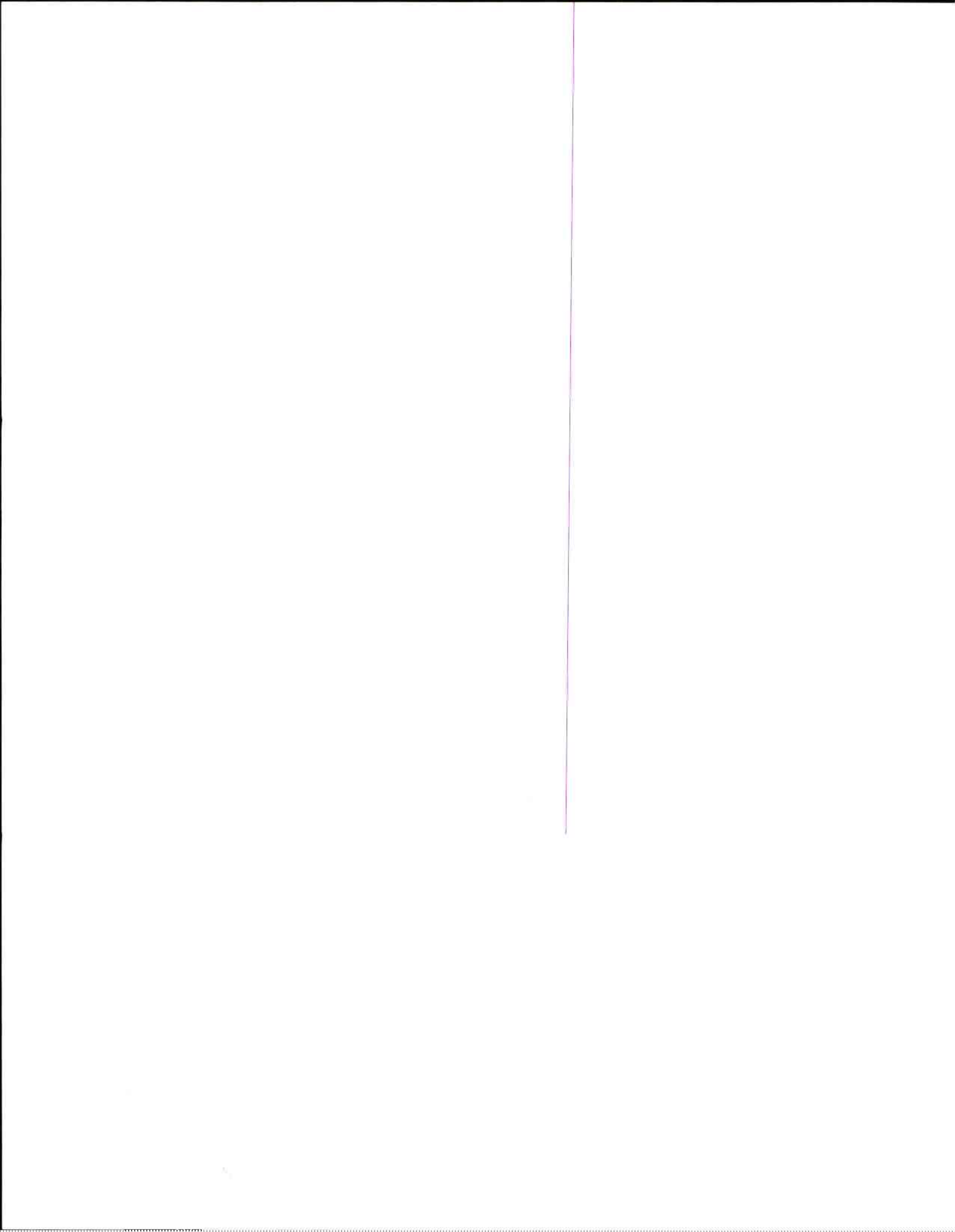
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Thank you for your *time*.

Print Name: GRAHAM LEVIES

Signature: 



Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

Dear Supervisor Jeffries,

I would like to be placed on record as being adamantly opposed to any Commercial Cannabis Cultivation Facilities being allowed in any part of the rural residential neighborhoods of the Santa Rosa Plateau/De Luz.

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Thank you for your *time*.

Print Name: Ronald Mills

Signature: Ronald Mills

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Judy Mills

Signature: Judy Mills

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Richard D. Madsen

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: CRYSTAL LAVOOCK

Signature: _____


Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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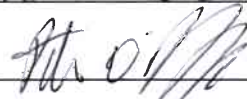
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Thank you for your *time*.

Print Name: Peter O'Brien

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Christina O'Brien

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Jeff Spillman

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name:

Kathleen Spillman

Signature:

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Kevin Jeffries
District1@rivco.org

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Print Name: John Cunningham

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: Irene Cunningham

Signature: Irene Cunningham

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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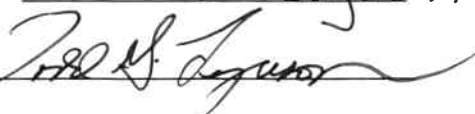
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Print Name: Todd G. Ferguson

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Weronika Ferguson

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name:

Yvonne Maccabe

Signature:

Yvonne Maccabe

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: CELESTE MAHONEY

Signature: Celeste Mahoney

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: John Mahoney

Signature: John Mahoney

Kevin Jeffries
District1@rivco.org

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Thank you for your *time*.

Print Name: WILLIAM W. FROMMLING

Signature: William W. Frommling

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

Dear Supervisor Jeffries,

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Print Name: NANCY FROMMLING

Signature: Nancy Frommling

Kevin Jeffries
District1@rivco.org

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Thank you for your *time*.

Print Name: Brenda C. Smith, MD

Signature: Brenda C. Smith, MD

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Aida N. Osejeda

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: Felix A. Guzman

Signature: Felix A. Guzman

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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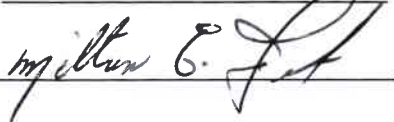
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Print Name: Milton E. Fuenfies

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Bruno Tenzera

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Dana Hughes

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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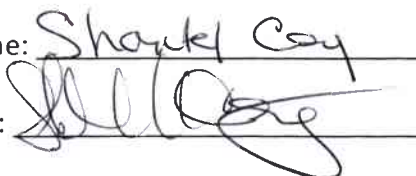
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Thank you for your *time*.

Print Name: Shayel Coy
Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name:

Sean Coy

Signature:

Sean Coy

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: Barbara Goldreyer

Signature: Barbara Goldreyer

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District1@rivco.org

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Print Name: Walter Sigmund

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: IERKA SIEGMUND

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: Paul Bein

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: DIANA BEIN

Signature: Diana Bein

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: Michael Toranzo

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Cannabis is a manufactured commodity, and by your own ordinances is not in any way considered an “agricultural crop.” Introduction of this industry and its criminal element into our family farming community will forever destroy the historical identity, character, lifestyle, and safety of our “**Unique Community**”.

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Thank you for your *time*.

Print Name: RONALD M. HERZER

Signature: Ronald M. Herzer

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

Dear Supervisor Jeffries,

I would like to be placed on record as being adamantly opposed to any Commercial Cannabis Cultivation Facilities being allowed in any part of the rural residential neighborhoods of the Santa Rosa Plateau/De Luz.

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Thank you for your *time*.

Print Name: DOIS HERZER

Signature: Dois M. Herzer

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Janine Ross

Signature: Janine Ross

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: MIKE KANKE

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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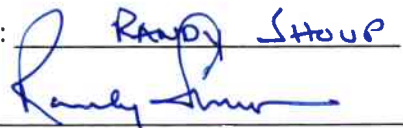
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Thank you for your *time*.

Print Name: Randy Stoup

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Mary Starr
Signature: Mary E. Starr

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Helen Hennessey
Signature: Helen Hennessey

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: ARLONE CHANDLER

Signature: 

DAY LANE
TEMPEQUA.

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name:

Randy & Krista Limburg

Signature:

Limburg

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Phil Whitson

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Shelby Whitson

Signature: Shelby Whitson

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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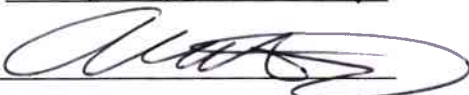
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Print Name: Antonio F. Dupre Sr.

Signature: 

Kevin Jeffries
District1@rivco.org

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Print Name: AIDA TESTAYE-FEDJELA

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: MIKE KIM

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Mrs. Misa Kim

Signature: Misa Kim

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: CARMEN ROGOFF

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Meria HIKI MA
Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

Dear Supervisor Jeffries,

I would like to be placed on record as being adamantly opposed to any Commercial Cannabis Cultivation Facilities being allowed in any part of the rural residential neighborhoods of the Santa Rosa Plateau/De Luz.

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Thank you for your *time*.

Print Name: MASARU HIKUMA

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name:

Signature:

John McAninch
John McAninch

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Carol McAninch

Signature: Carol McAninch

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name:

Signature:

DERRICK DAWSKI ✓


Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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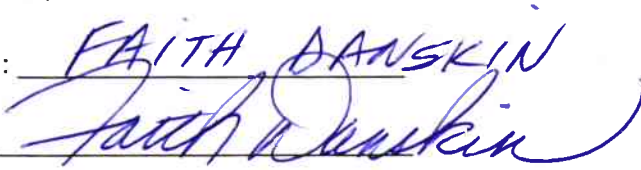
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Thank you for your *time*.

Print Name: FAITH DANSKIN
Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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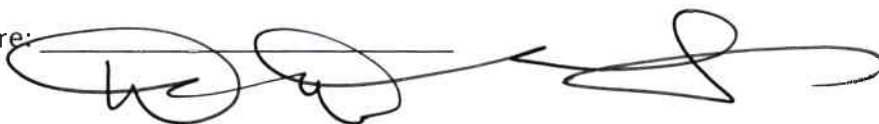
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Print Name:

DERRICK DANSKIN

Signature:



Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Piere Family (Paula Piere)

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name:

Keith Noland

Signature:

Keith Noland

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name:

Signature:

Gayle Noland
Gayle Noland

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: Alfonso Orozco

Signature: Alfonso Orozco

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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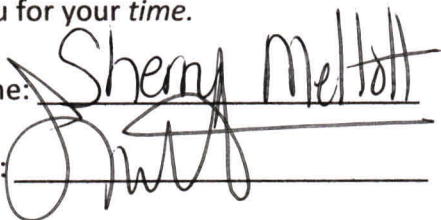
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Print Name:

Signature:

Sherry Meltott


Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name:

Mike LaPaglia

Signature:

Mike LaPaglia

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: Kenneth Cowan

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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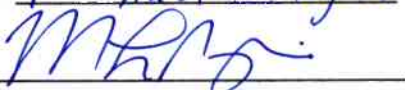
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Print Name: Michael LaPaglia

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: William Osland

Signature: W Osland

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

Dear Supervisor Jeffries,

I would like to be placed on record as being adamantly opposed to any Commercial Cannabis Cultivation Facilities being allowed in any part of the rural residential neighborhoods of the Santa Rosa Plateau/De Luz.

The predominant zonings in our area are R-R (rural residential), R-A (residential agriculture), Open Space Preserves, and A-1 (light agriculture-with parcels within an Agricultural Preserve). **Commercial Cannabis is specifically prohibited in all these zones.** That leaves only a few random A-1 parcels within our community where Cannabis can be located (with a discretionary permit).

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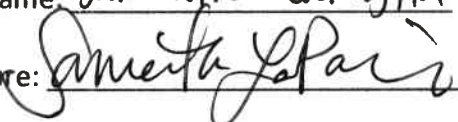
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Thank you for your *time*.

Print Name: Samantha LaPaglia

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: DALE WIESK

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Todo Asevedo

Signature: TOL R

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Chase George

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Michael Morrill

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: Nick LaPaglia

Signature: 

Kevin Jeffries
District1@rivco.org

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Thank you for your *time*.

Print Name: D.S. Roman

Signature: 

Kevin Jeffries
District1@rivco.org

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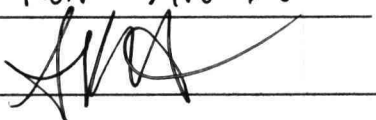
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Thank you for your *time*.

Print Name: Keith Archibek

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: _____

Signature: _____


Ralph Allen

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your time.

Print Name: Katie Gamwell

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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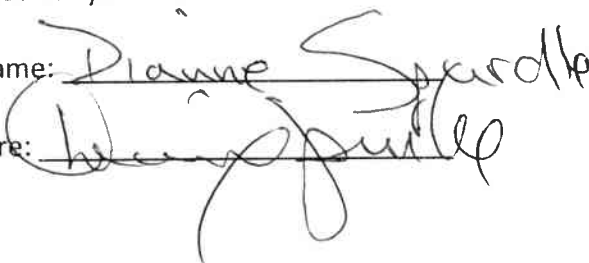
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Thank you for your time.

Print Name:

Signature:

The image shows a handwritten signature in black ink that reads "Dianne Sparol". The signature is written over a horizontal line. Below the signature, there is a circular stamp or mark, possibly a date or a seal, which is partially obscured by the signature's loops.

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: Julie Omph

Signature: Julie Omph

Kevin Jeffries
District1@rivco.org

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Print Name: Christine Wright

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: David Spittle

Signature: David Spittle

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: Jody Spurdle

Signature: 

Kevin Jeffries
District1@rivco.org

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Print Name: Martha Otley

Signature: Martha Otley

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

Dear Supervisor Jeffries,

I would like to be placed on record as being adamantly opposed to any Commercial Cannabis Cultivation Facilities being allowed in any part of the rural residential neighborhoods of the Santa Rosa Plateau/De Luz.

The predominant zonings in our area are R-R (rural residential), R-A (residential agriculture), Open Space Preserves, and A-1 (light agriculture-with parcels within an Agricultural Preserve). **Commercial Cannabis is specifically prohibited in all these zones.** That leaves only a few random A-1 parcels within our community where Cannabis can be located (with a discretionary permit).

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Thank you for your time.

Print Name: TIMOTHY SPURDLE

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your time.

Print Name: Mark Blommer

Signature: Mark Blommer

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your time.

Print Name:

Sharon Esqui Bell

Signature:

Sharon Esqui Bell

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Francis Lucille

Signature: Francis Lucille

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Maricela Pastor

Signature: 



Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name:

Laura Lucille

Signature:



Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name:

Kurt Mekis

Signature:

Kurt Mekis

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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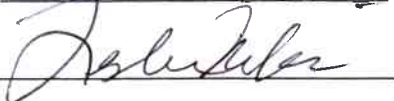
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Thank you for your *time*.

Print Name: Leslie Mekis

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Zachary Mekis

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: Conner Mekis

Signature: 

Kevin Jeffries
District1@rivco.org

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Thank you for your *time*.

Print Name: DOUGLAS POTTS

Signature: Doug Potts 45050 LOS GATOS RD TEMECULA CA 92590

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name:

JOAN POTTS

Signature:

Joan Potts

45050 LOS GATOS RD
TEMECULA, CA 92590

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Charles Wang

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: Yueh-Rong Ann Hsu

Signature: Yueh-Rong A Hsu

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: Paul Jenn-Shyh Wang

Signature: Jennshyh paul Wang

Kevin Jeffries
District1@rivco.org

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Print Name: Alma B. Jose

Signature: Alma B. Jose

Kevin Jeffries
District1@rivco.org

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Thank you for your *time*.

Print Name: Clifton Lewis

Signature: 



UNILAB

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

Dear Supervisor Jeffries,

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Thank you for your *time*.

Print Name: Tami Williams

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: EMILIO JOSÉ

Signature: 



UNILAB

Unilab Corporation

18408 Oxnard Street • Tarzana, California 91356 • 818 996-7300

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

Dear Supervisor Jeffries,

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Thank you for your *time*.

Print Name: AOFAN WANG

Signature: 



UNILAB

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District1@rivco.org

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Thank you for your *time*.

Print Name:

Signature:

DIANE WITTING
Diane Witting

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Victoria Stanish

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: RICHARD BECK

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Brian Kemp

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Emily Levanduski

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your time.

Print Name: Claudia Fajardo

Signature: *Claudia Fajardo*

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your time.

Print Name: Don Contardi

Signature: Don Contardi

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your time.

Print Name: Amy Potter

Signature: Amy Potter

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your time.

Print Name: Chase Contardi

Signature: Chase Contardi

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your time.

Print Name: Alexander Klarow

Signature: Alex Klarow

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your time.

Print Name: Deanna Contardi

Signature: Deanna Contardi

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: SHAILI P. HERNANDEZ

Signature: [Handwritten Signature]

42125 GRANADO, PL.

TEHACUCA CA 92590

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name:

Nelly P. Murphy

DeLuz Resident

Signature:

Nelly P. Murphy

*42125 Granada Place
Temecula, CA 92590*

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

Dear Supervisor Jeffries,

I would like to be placed on record as being adamantly opposed to any Commercial Cannabis Cultivation Facilities being allowed in any part of the rural residential neighborhoods of the Santa Rosa Plateau/De Luz.

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Thank you for your time.

Print Name: Kathleen Hamilton

Signature: K Hamilton

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name:

John Hornito

Signature:

John Hornito

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your time.

Print Name: Patricia Verwiel

Signature: Patricia Verwiel

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your time.

Print Name: Richard E Block

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your time.

Print Name: JANE BLOCK

Signature: Jane Block

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: ANTHONY TOOLEY

Signature: Anthony Tooley

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Lisa Tolley

Signature: Lisa Tolley

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: MIKE KANKE

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your time.

Print Name: David W. French Address (Optional): _____

Signature:  _____

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: CARLA FRENCH Address (Optional): _____

Signature:  _____

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: John Anders Address (Optional): 44295 Calle Mared

Signature:  Tamara (A 92590

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Michael Groomer Address (Optional): _____

Signature:  _____

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Gwen R. Hartman Address (Optional): _____

Signature:  _____

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Abel Caracho Address (Optional): 46800 de luz

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Erika Ruiz Address (Optional): 4600

Signature: [Handwritten Signature]

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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It is not too late to **"KEEP OUT BIG WEED"** from our environmentally sensitive, rural community. We encourage you to meet with our group to understand our desire to protect and preserve the family farming history of our community, and to work with us to stop the Application and any future efforts that may come forth.

Thank you for your *time*.

Print Name: Destiny Bueno Address (Optional): _____

Signature:  _____

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

Dear Supervisor Jeffries,

I would like to be placed on record as being adamantly opposed to any Commercial Cannabis Cultivation Facilities being allowed in any part of the rural residential neighborhoods of the Santa Rosa Plateau/De Luz.

The predominant zonings in our area are R-R (rural residential), R-A (residential agriculture), Open Space Preserves, and A-1 (light agriculture with parcels within an Agricultural Preserve). **Commercial Cannabis is specifically prohibited in all these zones.** That leaves only a few random A-1 parcels within our community where Cannabis can be located (with a discretionary permit).

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Thank you for your *time*.

Print Name: Rick Salcedo

Address (Optional): 42769 Calle Corto

Signature: 

Temecula, CA 92590

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Salome Salcedo Address (Optional): _____

Signature: Salome Salcedo _____

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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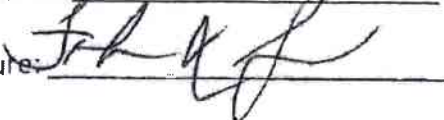
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Thank you for your time.

Print Name: FRANKLIN JOHNSON

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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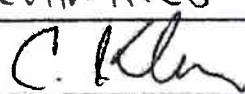
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Thank you for your *time*.

Print Name: Colin Kleu
Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your time.

Print Name: Alberto Gonzalez Address (Optional): 33600 Mapleton Ave.
Signature: Alberto Gonzalez Mountain CA. 92563

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

Dear Supervisor Jeffries,

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Thank you for your *time*.

Print Name: Angel Peters ^{Senior}

Address (Optional): 33600 Mapleton Ave.

Signature: 

Morrisville C.A. 92563

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Sevyn Breen

Address (Optional): 43840 De Luz Rd.

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: JESUS MEZA

Address (Optional):

39707 Helen

Signature:

[Handwritten Signature]

Drive Full Book
CA 92028

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Solange Castro

Address (Optional): 39707 Helen Dr.

Signature: 

Fallbrook Ca, 92028

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your time.

Print Name: Angelica

Address (Optional): 37600 Gilman Oaks Rd

Signature: 

Tenneco 19 CA

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name:

Arabela Hgareda

Signature:

Arabela Hgareda

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: Ana Weimer

Signature: Weimer

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Ismael Marquez

Signature:  _____

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: BACILIO MESSIA Address (Optional): _____

Signature:  _____

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: LUOWINA MEDIA Address (Optional): _____

Signature:  _____

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your time.

Print Name: Jim Corso Address (Optional): _____

Signature:  _____

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

Dear Supervisor Jeffries,

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Thank you for your *time*.

Print Name: Bruce J. Weisner, MD Address (Optional): _____

Signature:  _____

Kevin Jeffries
District1@rivco.org

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Thank you for your *time*.

Print Name: Jose Hgareda

Signature: Jose Hgareda

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: NIKOS HATZAKU Address (Optional): 32817 BRANTON CT

Signature:  Menifee

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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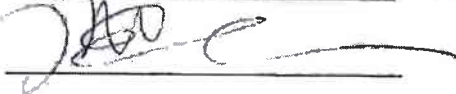
Print Name:

Francesca Hatfield

Address (Optional):

32817 Bampton Ct.

Signature:



Menlo Park, CA 94025

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: MARK A. ESCOBAR Address (Optional): _____

Signature:  _____

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: Vanessa Escobedo Address (Optional): _____

Signature:  _____

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: Janice Toscher Address (Optional): _____

Signature: Janice Toscher _____

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Julie Toscher Address (Optional): _____

Signature: Julie Toscher _____

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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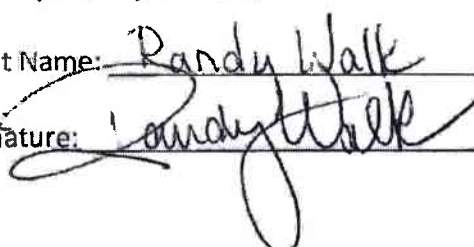
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Thank you for your *time*.

Print Name: Randy Walk Address (Optional): 42250 Via De los Fideos
Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Johnita Gibson Address (Optional): 41880 6th St.

Signature: Johnita Gibson Temecula, CA 92590

Kevin Jeffries
District1@rivco.org

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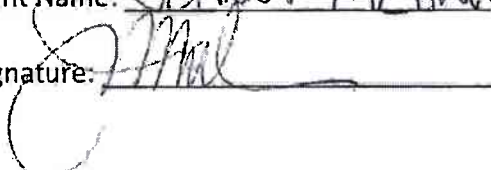
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Thank you for your *time*.

Print Name: JOAN MIZHAM Address (Optional): 42455 Via Delos Teros

Signature: 

Temecula CA.
92590

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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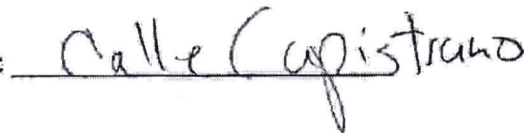
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Thank you for your *time*.

Print Name: Chris Royer

Address (Optional): Calle Capistrano

Signature: 



Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: Susan L. Hoskins Address (Optional): 24100 Mina Sol Way
Signature: Susan L. Hoskins Temecula

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: Beverly Kenyon Address (Optional): _____

Signature: Beverly Kenyon _____

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your time.

Print Name: Rex Keyser Address (Optional): _____

Signature:  _____

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

Dear Supervisor Jeffries,

I would like to be placed on record as being adamantly opposed to any Commercial Cannabis Cultivation Facilities being allowed in any part of the rural residential neighborhoods of the Santa Rosa Plateau/De Luz.

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Thank you for your *time*.

Print Name: William Radentz Address (Optional): _____

Signature:  _____

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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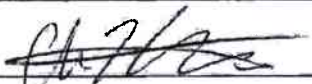
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Thank you for your *time*.

Print Name: Chris Henson Address (Optional): _____

Signature:  _____

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Landon Small Address (Optional): _____

Signature:  _____

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: C. F. Hastings

Signature: C. F. Hastings

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Michael Kaudre Address (Optional): _____

Signature:  _____

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: James Johnson Address (Optional): _____

Signature:  _____

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: GREG BEESLEY Address (Optional): _____

Signature:  _____

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Beverly Bresler Address (Optional): _____

Signature:  _____

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: John Cook

Address (Optional): 16446 CONSTABLE RD

Signature: [Handwritten Signature]

Riverside CA 92504

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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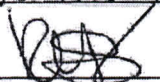
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Thank you for your *time*.

Print Name: ROCHELLE HARRIS

Address (Optional): 20729 EVERGREEN AVE

Signature: 

MURRITA, CA 92503

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: Belinda C. Rosales

Signature: Belinda C. Rosales

26729 Evergreen Ave

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: WALT LEWIS

Signature: Walt Lewis

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: FRANK PROWSEY Address (Optional): _____

Signature: [Handwritten Signature] _____

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: MICHAEL STEPHENSON

Signature: M. Stephenson

38160 AVENIDA LA CUESTA
MURFETA CA 92562

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: William Hartman

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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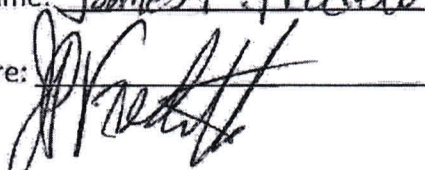
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Thank you for your *time*.

Print Name: James P. Fredette Address (Optional): 44710 Vista Del Mar
Signature:  Tranacula, CA
92590

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

Dear Supervisor Jeffries,

I would like to be placed on record as being adamantly opposed to any Commercial Cannabis Cultivation Facilities being allowed in any part of the rural residential neighborhoods of the Santa Rosa Plateau/De Luz.

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Thank you for your *time*.

Print Name: Scot Stevens Address (Optional): _____

Signature:  _____

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Rob Kenyon Address (Optional): _____
Signature:  _____

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: William Dent Address (Optional): 24970 Canby Rd

Signature: William Dent Temecula, CA

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your time.

Print Name: Wendy Johnson Address (Optional): _____

Signature: [Handwritten Signature] _____

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Sarah Henson Address (Optional): _____

Signature: Sarah Henson _____

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Terese Johnson Address (Optional): _____

Signature:  _____

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Samantha Johnson Address (Optional): _____

Signature:  _____

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: Kristen Hestehave Address (Optional): _____

Signature: _____

Kevin Jeffries
District1@rivco.org

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Thank you for your *time*.

Print Name: Jeremy Hoadley Address (Optional): 25470 Camino

Signature:  De Peterson

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: GINO BATTISTA Address (Optional): _____

Signature:  _____

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District1@rivco.org

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Thank you for your *time*.

Print Name:

Dee V Henry

Address (Optional):

22551 Canacho Rd.

Signature:

Dee V Henry

Temecula, CA 92590

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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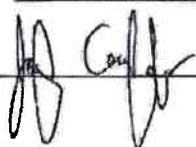
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Print Name: Jacob Carlyle Address (Optional): _____

Signature:  _____

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Aurora Salcedo Address (Optional): _____

Signature: Aurora Salcedo _____

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: William H Jensen Address (Optional): _____

Signature:  _____

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Frank Fox Address (Optional): _____

Signature: [Handwritten Signature] _____

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District1@rivco.org

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Thank you for your *time*.

Print Name: William B. KAHN Address (Optional): _____

Signature:  _____

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: DENIS EUBERT Address (Optional): _____

Signature:  _____

Kevin Jeffries
District1@rivco.org

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Print Name: JEFFREY A. BEUR Address (Optional): _____

Signature:  _____

Kevin Jeffries
District1@rivco.org

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Print Name: Sean McClintock Address (Optional): _____

Signature: Sean McClintock _____

Kevin Jeffries
District1@rivco.org

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Print Name: S. Hastings Address (Optional): _____

Signature: S. Hastings _____

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District1@rivco.org

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Print Name: Steve Bussen

Signature: Steve Bussen

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District1@rivco.org

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Print Name: Leeanna Massignani

Signature: Leeanna Massignani

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: Richard Reinecke

Signature: Richard Reinecke

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your time.

Print Name: Taylor Albright

Signature: Taylor Albright

Maxwell, Sue

From: Nanthavongdouangsy, Phayvanh
Sent: Thursday, January 6, 2022 3:25 PM
To: Maxwell, Sue
Subject: FW: CUP 190038 - Mayor of Temecula Comment Letter
Attachments: Mayor Rahn's Comment Letter - CUP 190038 - 20220106.pdf

Good afternoon Sue,

The attached letter is for the Jan. 11, 2022 Boar Hearing - CUP190038.

Thank you,
Phayvanh

From: Mark Collins <mark.collins@temeculaca.gov>
Sent: Thursday, January 6, 2022 3:06 PM
To: Nanthavongdouangsy, Phayvanh <PNANTHAV@RIVCO.ORG>
Cc: Matt Peters <matt.peters@temeculaca.gov>
Subject: CUP 190038 - Mayor of Temecula Comment Letter

CAUTION: This email originated externally from the Riverside County email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Phayvanh,

I hope the holidays and time off treated you and yours well! I have attached a comment letter from Mayor Rahn regarding some community concerns surrounding the application of CUP190038, a commercial cannabis cultivation facility. If you could please have this letter placed in the planning file that would be greatly appreciated. Should you have any questions or concerns please don't hesitate to let me know and in the meantime please take care and stay safe out there.

Mark Collins

Assistant Planner
City of Temecula
(951) 506-5172
mark.collins@temeculaca.gov
41000 Main St, Temecula, CA 92590



Please note that email correspondence with the City of Temecula, along with attachments, may be subject to the California Public Records Act, and therefore may be subject to disclosure unless otherwise exempt.



City of Temecula

41000 Main Street ■ Temecula, CA 92590
(951) 694-6416 ■ Fax (951) 694-6499 ■ TemeculaCA.gov

January 6, 2022

Honorable Supervisor Kevin Jeffries, 1st District
Honorable Supervisor Karen Spiegel, 2nd District
Honorable Supervisor Chuck Washington, 3rd District
Honorable Supervisor V. Manuel Perez, 4th District
Honorable Supervisor Jeff Hewitt, 5th District
Riverside County Board of Supervisors
4080 Lemon Street, 12th Floor, Suite 127
Riverside, CA 92502-1629

Subject: Conditional Use Permit No. 190038 – Fuego Farms Commercial Cannabis Cultivation Facility

Dear County Board of Supervisors:

On behalf of the City of Temecula, and as the 2022 Mayor for the City of Temecula, I am writing this letter to again present some collective community concerns, documented by former Mayor, Maryann Edwards letter dated October 20, 2021. These comments are regarding Conditional Use Permit No. 190038, an application for the construction and operation of a commercial cannabis cultivation facility approximately 4 miles west of Temecula.

The City and community continue to have a number of concerns and are requesting further clarification regarding the identified impacts this project will have. Specifically, any traffic impacts caused by initial construction and ongoing operations as well as any impacts on natural resources.

Additionally, through conversations with our law enforcement partners, I have been made aware of genuine concerns shared among some residents of the De Luz community as well as Temecula residents. The single greatest, and perhaps unmitigable concern being the potential impacts to public safety. The most serious concern is the location itself, and potential conflicts with the adjacent community and land uses. Generally, facilities of this type are kept in more commercial/industrial areas not residential and protected open space. I believe the public safety concerns raised by our local residents, concerns

Riverside County Board of Supervisors
January 6, 2022
Page 2

which I share, are reasonable concerns considering the nature of the application and recent criminal activity related to similar uses within the Southwest Riverside region. The City is requesting further clarification and description of how the project intends to fully mitigate potential public safety impacts.

I would like to thank you for the outreach opportunity and willingness to engage and listen to the concerns of the surrounding community. If you have any questions, concerns or wish to provide further information, please feel free to contact me at (951) 506-5100.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matt Rahn', with a long horizontal line extending to the right.

Matt Rahn
Mayor
City of Temecula

Enclosure: Letter from former Mayor Maryann Edwards dated October 20, 2021

Cc: Temecula City Council
Kecia Harper, Riverside County Clerk of the Board
Jeffrey Van Wagenen, Riverside County Administrator
Juan Perez, Director County of Riverside TLMA
John Hildebrand, Planning Director County of Riverside
Phayvanh Nanthavongdouangsy, Principal Planner



City of Temecula

41000 Main Street • Temecula, CA 92590
(951) 694-6416 • Fax (951) 694-6499 • TemeculaCA.gov

October 20, 2021

John Hildebrand
Riverside County Planning Director
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1629

**Subject: Conditional Use Permit No. 190038 – Fuego Farms
Commercial Cannabis Cultivation Facility**

Dear Mr. Hildebrand,

On behalf of the City of Temecula, I am writing this letter to present some collective community concerns regarding Conditional Use Permit No. 190038, an application for the construction and operation of a commercial cannabis cultivation facility approximately 4 miles west of Temecula. At this time, the City of Temecula is taking no formal position on this application and the proposed development.

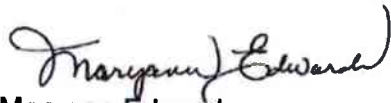
However, the City and community do have a number of concerns and are requesting further clarification regarding the identified impacts this project will have. Specifically, any traffic impacts caused by initial construction and ongoing operations as well as any impacts on natural resources.

Additionally, through conversations with our law enforcement partners, I have been made aware of genuine concerns shared among some residents of the De Luz community as well as Temecula residents. The single greatest, and perhaps unmitigable concern, is the potential for public safety impacts. I believe the public safety concerns raised, including but not limited to the attraction of criminal activity at the premises and to/from the premises, are reasonable concerns considering the nature of the application and recent criminal activity related to similar uses within the Southwest Riverside County region. Additionally, the primary pick-up and delivery route of this product to and from this facility navigates through the City of Temecula. The City is requesting further clarification and description of how the project intends to fully mitigate potential public safety impacts including public safety costs imposed on our City due to its close proximity.

John Hildebrand
Riverside County Planning Director
October 20, 2021
Page 2

I would like to thank you for the outreach opportunity and willingness to engage and listen to the concerns of the surrounding community. If you have any questions, concerns or wish to provide further information, please feel free to contact my office at (951) 506-5100.

Sincerely,



Maryann Edwards
Mayor

cc: Temecula City Council
Aaron Adams, Temecula City Manager
Kevin Hawkins, Temecula Assistant City Manager
Jeffrey Van Wagenen, Riverside County Administrator
Juan Perez, Director County of Riverside TLMA
John Hildebrand, Planning Director County of Riverside
Gabriel Villalobos, Project Manager
Phayvanh Nanthavongdouangsy, Project Planner

From: Nanthavongdouangsy, Phayvanh <PNANTHAV@RIVCO.ORG>
Sent: Wednesday, December 22, 2021 2:46 PM
To: Tom <tgiedroyc@gmail.com>
Cc: COB <COB@RIVCO.ORG>
Subject: RE: Fuego Farm Project

Good afternoon Tom,

The environmental documents are accessible from the Planning's website for the Planning Commission Agenda. For this project CUP190038, please click on the following link:
http://riversidecountyca.igam2.com/Citizens/Detail_Meeting.aspx?ID=2566 and refer to Exhibits E1 and E2. The technical studies are available online at <https://ceqanet.opr.ca.gov/2021070133>

Water will be supplied by the Rancho California Water District. Please refer to page 65 of the initial study/mnd document on water supply/demand.

I will add your email on the notification list for this project.

Please let me know if you have any questions.

Best regards,
Phayvanh Nanthavongdouangsy

TLMA- Planning, Principal Planner
4080 Lemon St. 12th Floor
Riverside, CA 92501
951-955-6573

How are we doing? (Click the Link and tell us)

From: Tom <tgiedroyc@gmail.com>
Sent: Wednesday, December 22, 2021 2:16 PM
To: Nanthavongdouangsy, Phayvanh <PNANTHAV@RIVCO.ORG>
Cc: COB <COB@RIVCO.ORG>
Subject: Fuego Farm Project

Dear Phayvanh Nanthavongdouangsy

I am concerned the proposed Fuego Farm Project may cause a loss of habitat for local plants and animals in that location.

Please let me know if an environmental impact study has been done concerning its affect on the local ecology and what the report's finding are.

Related to this matter I would also like to know what local water agency is responsible for that location, how much water consumption the project is expected to use and if that amount has approved in the context of the affect it will have on local plants and animals and in light of the drought.

Thank you.

Sincerely,
Thomas Giedroyce

1/11/22 21.1

Maxwell, Sue

From: Nanthavongdouangsy, Phayvanh
Sent: Tuesday, January 4, 2022 11:49 AM
To: Maxwell, Sue
Subject: Jan. 11, 2022 CUP190038
Attachments: FW: Oppose DeLuz Cannibas Facility; FW: Opposition To Marijuana Facility; FW: cannabis operation; FW: Cannabis grow warehouse; FW: Reject permit for cannabis cultivation facility in De Luz; FW: ; Opposition to Conditional Use Permit No. 190038

Hi Sue,

Attached are emails regarding CUP190038 for January 11, 2022.

Thank you,
Phayvanh

Maxwell, Sue

From: Supervisor Jeffries - 1st District
Sent: Thursday, December 30, 2021 8:59 AM
To: Ketcham, Thomas; Nanthavongdouangsy, Phayvanh
Subject: FW: Reject permit for cannabis cultivation facility in De Luz

-----Original Message-----

From: Richard Franks <richandnatalie@sbcglobal.net>
Sent: Wednesday, December 29, 2021 9:01 AM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Reject permit for cannabis cultivation facility in De Luz

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Dear Mr. Jeffries,

As a Temecula resident, I am urging you to reject the permit for the cannabis cultivation facility in De Luz. Our community was so safe only nine years ago when we moved here, but now there is a spike in crime, homelessness, an increasing amount of drug use, and a proliferation of smoke shops. The community is going downhill. This facility will hasten its demise.

Sincerely,
Natalie Franks

Sent from my iPhone

Maxwell, Sue

From: Kelly Smith <ksmith@lacresta.com>
Sent: Thursday, December 30, 2021 12:07 PM
To: Nanthavongdouangsy, Phayvanh
Subject: Opposition to Conditional Use Permit No. 190038

Importance: High

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I strongly oppose this application.

Kelly Smith
39100 Vista del Bosque
Murrieta, CA 92562
(La Cresta)


Kelly Smith

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Maxwell, Sue

From: Supervisor Jeffries - 1st District
Sent: Thursday, December 30, 2021 8:58 AM
To: Ketcham, Thomas; Nanthavongdouangsy, Phayvanh
Subject: FW: cannabis operation

From: Marleny Palmantier <marlpalm@aol.com>
Sent: Wednesday, December 29, 2021 10:43 AM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: cannabis operation

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Mr Jeffries,

I feel I must strongly object to the proposed plan for a cannabis cultivation business in the De Luz area. I question allowing a business to set up in a residential area that requires armed guards and police driving by. This "business" is clearly not a safe one to place among these homes. The surrounding area will be opened up to increased criminal activity based on the security required at this business but the neighborhood will not have increased police patrols. What's wrong with this picture?

Riverside County is setting up this neighborhood for increased crime and possible felonies. I implore you to please vote against this

Thank you,
Marleny Palmantier

Maxwell, Sue

From: Supervisor Jeffries - 1st District
Sent: Thursday, December 30, 2021 8:59 AM
To: Ketcham, Thomas; Nanthavongdouangsy, Phayvanh
Subject: FW:

From: Gabriel De La Rosa <gabod77@gmail.com>
Sent: Wednesday, December 29, 2021 6:56 AM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject:

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lants would clean filter the air...most push back is from non Californian natives more like full extended mormon families that oppose anything they have no control over...I believe the city will benefit greatly....the spike in crime is a scare tactic the opposition rumors. If anything iv witnesse most of the yuppy families living in the area have destroyed the shopping centers with their undisciplined disrespectful offspring children .

Maxwell, Sue

From: Supervisor Jeffries - 1st District
Sent: Thursday, December 30, 2021 8:59 AM
To: Ketcham, Thomas; Nanthavongdouangsy, Phayvanh
Subject: FW: Cannabis grow warehouse

From: Deborah Christensen <originalsbydeborah@gmail.com>
Sent: Wednesday, December 29, 2021 9:48 AM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Cannabis grow warehouse

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his type of business should be proposed in an area not surrounded by residential and other businesses. It needs to be on the outskirts of town where law enforcement can monitor it better.

Deborah

Maxwell, Sue

From: Supervisor Jeffries - 1st District
Sent: Thursday, December 30, 2021 8:57 AM
To: Ketcham, Thomas; Nanthavongdouangsy, Phayvanh
Subject: FW: Opposition To Marijuana Facility

From: SAM SACCO <HOTCHKN@msn.com>
Sent: Wednesday, December 29, 2021 4:20 PM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Opposition To Marijuana Facility

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In my neighborhood. There are so many other areas of Riverside County without nearby homes that would be more appropriate for such a business. Please don't allow this in my neighborhood.

Sincerely,
Sam Sacco

Sent from Mail for Windows

Maxwell, Sue

From: Supervisor Jeffries - 1st District
Sent: Thursday, December 30, 2021 8:57 AM
To: Ketcham, Thomas; Nanthavongdouangsy, Phayvanh
Subject: FW: Oppose DeLuz Cannibas Facility

-----Original Message-----

From: Cheryl Fuller <cherylfuller52@icloud.com>
Sent: Wednesday, December 29, 2021 11:00 PM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Oppose DeLuz Cannibas Facility

CAUTION: This email originated externally from the Riverside County email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

We don't need more grow facilities. They have a high potential to be a public menace. It was a mistake to allow them in CA in the first place.

Thank you,

Brian and Cheryl Fuller
La Cresta

Sent from my iPhone

2021 DEC 28 AM 10:22

TO: Honorable Riverside County Supervisor
FR: Owner/Farmer In DeLuz, CA
RE: CUP #190038
DT: 13-December-2021

Section 1 - My Identity and Position:

a) I am Cary Gordon, the **owner/manager** of APN # 933030018, address 22275 Corte Benita

b) I am against the establishment of the "Fuego Farms" commercial cannabis growing and packaging operation on APN# 933020005, at 22538 Carancho Road, Temecula, CA 92590, Calif;

Section 2 - My Understandings:

I understand the following:

a) that all harvests of California-grown cannabis must be pesticide and chemical free to qualify for resale, Calif;

b) that the standards of contamination of organically-certified farms by spraying of synthetic pesticides/fungicides on neighboring properties is much less stringent than that of cannabis contamination, Calif;

c) that the proposed cannabis farm on APN #933020005 will implement a rotating planting/growing/harvest cycle, so that at any given time, a cannabis crop in every stage of development will exist, Calif;

d) that there are both organically-certified and non-organic farms growing avocados, citrus, and other crops in my immediate neighborhood, Calif;

e) that both synthetic based pesticides/fungicides and organically-certified pesticides/fungicides are available for use in my immediate neighborhood, Calif;

f) that there have been and are lawsuits prosecuted on established fruit and food growers by recently established cannabis growers for contamination by spraying, Calif;

g) that there exists a likelihood that over-spray of pesticides/fungicides and

1/11/22 21.1
2021-12-15 1139

fertilizers on fruit farms in my immediate vicinity may drift in the direction of the proposed Fuego Farms cannabis farm, and may contaminate their cannabis crop, ;

h) that if I do indeed spray pesticides/fungicides and/or fertilizers, that I must be mindful of the wind direction and the growth cycle of the cannabis farm, and this may cause me undue hardship ;

i) that the air-flow and wind is, many times in the direction of the proposed cannabis farm during the year, .

Section 3 - My Farm Characteristics:

a) My 5 acre farm is maintained as **organically-certified/non-organic**, .

b) I grow the following crops on my farm: **avocados/citrus/pomengrates/olives/other**
(),
 ;

c) The following is my policy regarding spraying pesticides and fertilizers on my crops (initial as many as applicable):

i) I spray pesticides/fungicides and fertilizers regularly, _____;

ii) I spray pesticides/fungicides and fertilizers, as warranted by health of my crops, _____;

iii) I have never sprayed my crops with any pesticides/fungicides nor fertiliizers, but I would do so if the health of my crops were in jeopardy, _____;

iv) I have never and will never spray any pesticides/fungicides nor fertilizers on my farm, ;

v) other: (_____),
_____.

Sincerely, ,
print name

 , _____
sign name date



Mr. Gary Gordon
22275 Corte Bonita
Temecula, CA 92590

REGISTERED MAIL PERMIT NO. 1001
CLERK / BOARD OF SUPERVISORS

2021 DEC 28 AM 10: 22

SN BERNARDINO CA 923

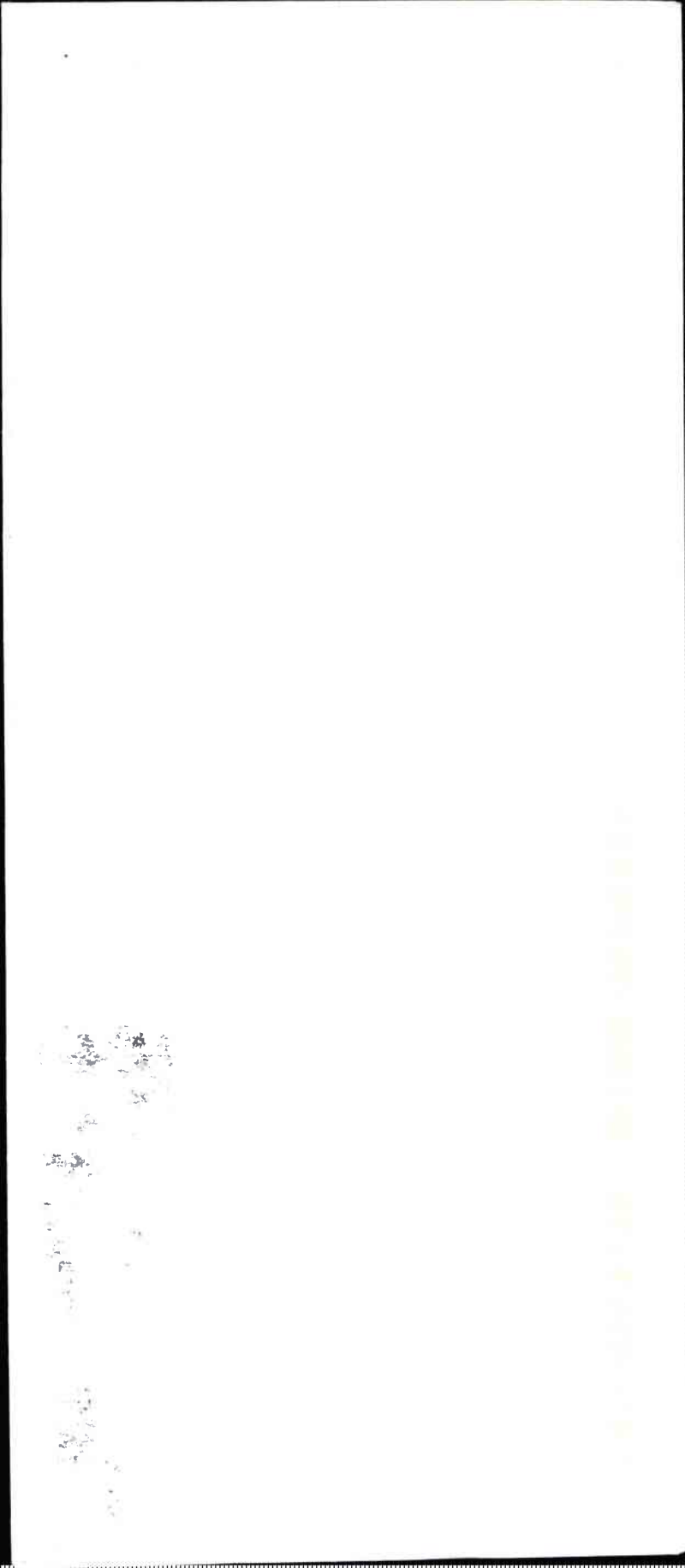
23 DEC 2021 PM 5 L



Honorable Riverside County Supervisor
4080 Lemon St.
Riverside, CA 92501

92501-367999





December 30, 2021

Clerk of the Board
4080 Lemon Street, 1st Floor
P.O. Box 1147
Riverside, CA 92502-1147

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS

2022 JAN -4 AM 10:15

RE: OPPOSITION TO CONDITIONAL USE PERMIT #190038

I am writing this letter in opposition of Conditional Use Permit #190038; a cannabis cultivation facility to be located in the De Luz/Santa Rosa area.

I am a third-generation farmer and second-generation avocado farmer. I came to Temecula in 1980 and own and operate Sierra Pacific Farms, Inc. one of the larger farm management companies for avocado and lemon growers in California. I also live at 24351 Carancho Road where I grow avocados and lemons.

Two things I want to bring forward. First, I have experience in the Santa Barbara County avocado versus cannabis grower situation. This situation has made it almost impossible to farm or spray for any pest in the avocados and lemons in that area or close to a cannabis facility due to the residue that can come off any spray application. Cannabis residue is measured on "parts per billion" where most food residue is measured on a "parts per million." With this disparity, it is almost impossible to control normal spraying practices. Avocado and lemon growers are blamed for ruining cannabis crops up there which they are not. This poorly managed avocado grove that they intend to redevelop into a cannabis facility concerns me because it is located right in the middle of avocado growing areas. I respectfully suggest that the Board direct our own Riverside County Agricultural Commissioner's office to glean from assessing the Santa Barbara Agricultural Commission office's experience.

Second, it is already tough enough as it is getting labor in our De Luz agricultural area. Last year we lost over 20% of our employees to cannabis growers because they offer \$20.00 per hour and pay cash. Paying cash is something we cannot do, and cash is how they're paid in these facilities. Unless some banking rules have changed recently, they will have to bring a large sum of money up to the facility to pay their employees on a weekly basis. Cash gives them a big advantage over farm management companies and private grove owners. I want to also mention the unlawful practices of avoiding state and local employment taxes. This is unfair and unacceptable.

This individual has a very professional presentation; he definitely knows his stuff. My problem with him is that the grove he partially owns has never been farmed correctly, it always looked like it was abandoned since day one. The trees are tip-burned and stunted. It is a trashy parcel – you can look on Google Earth to see what he has on it right now. I don't understand how someone can change their standards; if they farm avocados this way, why would they farm cannabis any differently or professionally?

If you would like me to answer any questions, I would be more than happy to.

Respectfully,


Scott McIntyre, Concerned Resident



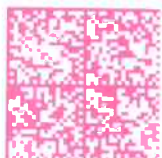
P.O. Box 1537
Temecula, CA 92593

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2022 JAN -4 AM 10: 15

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4080 Lemon St. 1st Floor
P.O. Box 1147
Riverside, CA 92502 - 1147

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Maxwell, Sue

From: Supervisor Jeffries - 1st District
Sent: Friday, January 7, 2022 9:08 AM
To: COB; Nanthavongdouangsy, Phayvanh
Subject: FW: Oppose CUP No. 190038
Attachments: Comunication to Supervisors Template - signed.pdf

From: Cal Westra <cal@wefrogit.com>
Sent: Friday, January 7, 2022 8:27 AM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; District2 <District2@Rivco.org>; District3 <District3@Rivco.org>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; distraice5@rivco.org
Subject: Oppose CUP No. 190038

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Cal Westra
951 816-9534

Email Version

Dear Mr. or Ms. _____,

Our names are Calvin N. Westra & Cheryl A. Westra. I am contacting you to request that you **please vote "Opposed"** to the Conditional Use Permit (CUP No. 190038) for a commercial cannabis cultivation facility in De Luz.

A commercial cannabis facility is in direct opposition to the general plan's vision for the Santa Rosa Plateau/De Luz community. Also, the planning staff has failed to demonstrate that this operation will not significantly impact our rural neighborhood.

More than 75% of the De Luz community has signed a petition in opposition to this CUP. Please hear the voter's voices and **vote to oppose this discretionary permit.**

Thank you for your time and consideration.

Sincerely,

Cal Westra

Cheryl A Westra

CC:

<u>Supervisor</u>	<u>Email</u>	<u>Phone Number</u>
Kevin Jeffries	district1@rivco.org	951-955-1010
Karen Spiegel	district2@rivco.org	951-955-1020
Chuck Washington	district3@rivco.org	951-955-1030
V. Manuel Perez	district4@rivco.org	951-955-1040
Jeff Hewitt	district5@rivco.org	951-955-1050

Signature: *Cheryl Westra*
Cheryl Westra (Jan 7, 2022 08:06 PST)

Email: cheryl@wefrogit.com






Communication to Supervisors Template

Final Audit Report

2022-01-07

Created:	2022-01-07
By:	Cal Westra (cal@wefrogit.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAHOopETQX5o08RyB7gBxKgp7zdehWNmN

"Communication to Supervisors Template" History

-  Document created by Cal Westra (cal@wefrogit.com)
2022-01-07 - 3:32:53 PM GMT - IP address: 47.144.242.126
-  Document emailed to Cheryl Westra (cheryl@wefrogit.com) for signature
2022-01-07 - 3:33:40 PM GMT
-  Email viewed by Cheryl Westra (cheryl@wefrogit.com)
2022-01-07 - 4:00:11 PM GMT - IP address: 104.28.85.147
-  Document e-signed by Cheryl Westra (cheryl@wefrogit.com)
Signature Date: 2022-01-07 - 4:06:23 PM GMT - Time Source: server- IP address: 47.144.242.126
-  Agreement completed.
2022-01-07 - 4:06:23 PM GMT

Maxwell, Sue

From: Supervisor Jeffries - 1st District
Sent: Friday, January 7, 2022 9:07 AM
To: COB; Nanthavongdouangsy, Phayvanh
Subject: FW: Conditional Use Permit (CUP No. 190038)

From: Mark B. <gffae@yahoo.com>
Sent: Friday, January 7, 2022 8:53 AM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Conditional Use Permit (CUP No. 190038)

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Dear Mr. Jefferies

My name is Mark & Teri Berg. I am contacting you to request that you **please vote "Opposed"** to the Conditional Use Permit (CUP No. 190038) for a commercial cannabis cultivation facility in De Luz.

A commercial cannabis facility is in direct opposition to the general plan's vision for the Santa Rosa Plateau/De Luz community. Also, the planning staff has failed to demonstrate that this operation will not significantly impact our rural neighborhood.

More than 75% of the De Luz community has signed a petition in opposition to this CUP. Please hear the voters' voices and **vote to oppose this discretionary permit.**

Thank you for your time and consideration.

Sincerely,

Mark & Teri Berg

Maxwell, Sue

From: Supervisor Jeffries - 1st District
Sent: Friday, January 7, 2022 9:07 AM
To: COB; Nanthavongdouangsy, Phayvanh
Subject: FW: DeLuz cultivation

From: Jackie Lippert <jlippert55@gmail.com>
Sent: Friday, January 7, 2022 8:56 AM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: DeLuz cultivation

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Dear Mr. or Ms. Kevin Jeffries, (enter appropriate name for each supervisor)

My name is Jackie Arras. I am contacting you to request that you **please vote "Opposed"** to the Conditional Use Permit (CUP No. 190038) for a commercial cannabis cultivation facility in De Luz.

A commercial cannabis facility is in direct opposition to the general plan's vision for the Santa Rosa Plateau/De Luz community. Also, the planning staff has failed to demonstrate that this operation will not significantly impact our rural neighborhood.

More than 75% of the De Luz community has signed a petition in opposition to this CUP. Please hear the voters' voices and **vote to oppose this discretionary permit**.

Thank you for your time and consideration.

Sincerely,

Jackie Arras

Sent from my iPhone

Maxwell, Sue

From: Supervisor Jeffries - 1st District
Sent: Friday, January 7, 2022 9:08 AM
To: COB; Nanthavongdouangsy, Phayvanh
Subject: FW: Conditional Use Permit (CUP No. 190038) OPPOSITION

From: Rob SD <pgpzip@hotmail.com>
Sent: Friday, January 7, 2022 8:19 AM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Cc: Robert Gazdzinski <rob@gazpat.com>
Subject: Conditional Use Permit (CUP No. 190038) OPPOSITION

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Dear Mr. Jeffries:

My name is Robert Gazdzinski. I am a long-time resident of De Luz and am contacting you to request that you please vote "Opposed" to the Conditional Use Permit (CUP No. 190038) for a commercial cannabis cultivation facility in De Luz.

More than 75% of the community has signed a petition in opposition to this CUP. I am aware of no one within our community that supports this CUP; to the contrary, there is a groundswell of opposition, and incipient legal action. I am also personally impacted by this decision, and will not hesitate to pursue further action as needed. Accordingly, you should vote to oppose this permit.

Thank you for your consideration.

Sincerely,
Robert F. Gazdzinski, Esq.

Maxwell, Sue

From: Supervisor Jeffries - 1st District
Sent: Friday, January 7, 2022 9:09 AM
To: COB; Nanthavongdouangsy, Phayvanh
Subject: FW: CUP No.190038
Attachments: Kevin Jeffries.pdf

Kerstin Justus

*Supervisor Kevin Jeffries
Riverside County Board of Supervisors, 1st District
KJustus@RivCo.org*

Riverside office

951-955-1010 (micro 51010)
4080 Lemon Street, 5th floor, Riverside

Lake Elsinore office

951-471-4500 (micro 74500)
16275 Grand Avenue, Lake Elsinore 92530
Located in Building D of the Lakeland Village Community Center

From: Steve Preeg <stevepreeg@yahoo.com>
Sent: Friday, January 7, 2022 8:17 AM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: CUP No.190038

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Kevin Jeffries,

My name is Steven Preeg I am contacting you to request that you **please vote "Opposed"** to the Conditional Use Permit (CUP No. 190038) for a commercial cannabis cultivation facility in De Luz.

A commercial cannabis facility is in direct opposition to the general plan's vision for the Santa Rosa Plateau/De Luz community. Also, the planning staff has failed to demonstrate that this operation will not significantly impact our rural neighborhood.

More than 75% of the De Luz community has signed a petition in opposition to this CUP. Please hear the voters' voices and **vote to oppose this discretionary permit.**

Thank you for your time and consideration.

Sincerely,

Maxwell, Sue

From: Supervisor Jeffries - 1st District
Sent: Friday, January 7, 2022 9:10 AM
To: COB; Nanthavongdouangsy, Phayvanh
Subject: FW: please vote "Opposed" to de luz cannabis
Attachments: Kevin Jeffries.pdf

From: LINDA TREMBLAY <ltremblay@gmail.com>
Sent: Friday, January 7, 2022 7:53 AM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: please vote "Opposed" to de luz cannabis

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Please see opposition letter below
Thank you for you time and service.
Best,
Linda Tremblay -Tenaja Resident

--
lindatremblay.com

Dear Mr. Kevin Jeffries,

My name is Linda Tremblay I am contacting you to request that you **please vote "Opposed"** to the Conditional Use Permit (CUP No. 190038) for a commercial cannabis cultivation facility in De Luz.

A commercial cannabis facility is in direct opposition to the general plan's vision for the Santa Rosa Plateau/De Luz community. Also, the planning staff has failed to demonstrate that this operation will not significantly impact our rural neighborhood.

More than 75% of the De Luz community has signed a petition in opposition to this CUP. Please hear the voters' voices and **vote to oppose this discretionary permit.**

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to be 'Linda Tremblay', written in a cursive style.

Maxwell, Sue

From: Supervisor Jeffries - 1st District
Sent: Friday, January 7, 2022 9:09 AM
To: COB; Nanthavongdouangsy, Phayvanh
Subject: FW: Let you voices be heard!

From: Long, Robert <robert.long@desertsands.us>
Sent: Friday, January 7, 2022 7:53 AM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Fwd: Let you voices be heard!

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Jeffries:

My name is **Robert Long** I am contacting you to request that you **please vote "Opposed"** to the Conditional Use Permit (CUP No. 190038) for a commercial cannabis cultivation facility in De Luz. **My family and I live on Carancho Road, DeLuz in our residential home!!!**

A commercial cannabis facility is in direct opposition to the general plan's vision for the Santa Rosa Plateau/De Luz community. Also, the planning staff has failed to demonstrate that this operation will not significantly impact our rural neighborhood.

More than 75% of the De Luz community has signed a petition in opposition to this CUP. Please hear the voters' voices and **vote to oppose this discretionary permit**.

Thank you for your time and consideration.

Sincerely,

Robert and Esmeralda Long
24600 Carancho Road
Temecula, CA 92590

From: Fran Ness <r.ranch@verizon.net>
Sent: Friday, January 7, 2022 11:08 AM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Attn: Kevin Jeffries

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Jefferies

My name is Frances Ness. I am contacting you to request that you **please vote "Opposed"** to the Conditional Use Permit (CUP No. 190038) for a commercial cannabis cultivation facility in De Luz.

A commercial cannabis facility is in direct opposition to the general plan's vision for the Santa Rosa Plateau/De Luz community. Also, the planning staff has failed to demonstrate that this operation will not significantly impact our rural neighborhood.

More than 75% of the De Luz community has signed a petition in opposition to this CUP. Please hear the voter's voices and **vote to oppose this discretionary permit.**

I have sent you previous letters and I only heard from your staff. This decision is critical for our safety in our community. I am begging you.

Thank you for your time and consideration.

Sincerely,

Frances Ness

From: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>

Sent: Friday, January 7, 2022 11:13 AM

To: COB <COB@RIVCO.ORG>; Nanthavongdouangsy, Phayvanh <PNANTHAV@RIVCO.ORG>

Subject: FW: Attn: Kevin Jeffries

Thank you for reaching out to me regarding the proposed cannabis cultivation site in DeLuz. I have received numerous letters (emails) regarding the proposal and am taking this opportunity to reply to everyone. In previous emails to me a few residents wanted to know why I have not announced any early opposition to this controversial proposal. It's simple – its illegal for an elected official (with jurisdiction) to pre-judge a discretionary proposal before a public hearing is held to gather all the facts and then make a determination. If I were to do so – and the proposal was denied - the project applicant could seek court relief and have the denial overturned by the court. Recently the Murrieta and Temecula City Council's both went on record opposing the cultivation proposal. Hypothetically, had the DeLuz community been in the process of annexing to one of the cities and the city were to now consider this proposal – the entire city council would likely have to be disqualified from voting after having pre-judged the proposal. We (your elected representatives) have to be careful.

Having been a resident of our region/valley since 1971, and having fought numerous wild fires and having attended numerous meetings over the years in your valley – I am well aware of the challenges that this proposal presents for DeLuz. I believe there are no other current or proposed "legal" cultivation sites in an unincorporated communities across the entire county. DeLuz is the first unincorporated community to encounter such a proposal. Some residents previously raised concern that the county land use department (Planning) failed to follow its own (or State) public noticing requirements or compliance requirements for this proposal. It would have been very helpful if someone could have spelled out exactly which State or County Ordinance sections / requirements were violated. My staff and I have looked for those reported violations and have not been able to confirm them. Unless the item is continued – the matter will be before the Board of Supervisors for consideration mid-morning (or later) on Tuesday January 11th. For those of you planning to attend and speak at the public hearing – it is very important that you be factual and concise – especially when a large number of residents are planning to speak. As I have shared with other residents - the Board will be selecting a new Board Chairman (likely the current Vice Chair Supervisor Hewitt) at the start of the meeting. It would be helpful if a few community leaders would touch base with his office to coordinate the speakers or process. I was told that a few of the comments made during the Planning Commission meeting were unprofessional with personal attacks and that they were cut off. I do NOT know how our new Chairman will handle such commentary – so a little advance planning might be helpful for everyone.

Thank you again for reaching out to me.

Respectfully,
Kevin Jeffries

From: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>

Sent: Friday, January 7, 2022 11:12 AM

To: COB <COB@RIVCO.ORG>; Nanthavongdouangsy, Phayvanh <PNANTHAV@RIVCO.ORG>

Subject: FW: please vote "Opposed" to the Conditional Use Permit (CUP No. 190038) for a commercial cannabis cultivation

Thank you for reaching out to me regarding the proposed cannabis cultivation site in DeLuz. I have received numerous letters (emails) regarding the proposal and am taking this opportunity to reply to everyone. In previous emails to me a few residents wanted to know why I have not announced any early opposition to this controversial proposal. It's simple – its illegal for an elected official (with jurisdiction) to pre-judge a discretionary proposal before a public hearing is held to gather all the facts and then make a determination. If I were to do so – and the proposal was denied - the project applicant could seek court relief and have the denial overturned by the court. Recently the Murrieta and Temecula City Council's both went on record opposing the cultivation proposal. Hypothetically, had the DeLuz community been in the process of annexing to one of the cities and the city were to now consider this proposal – the entire city council would likely have to be disqualified from voting after having pre-judged the proposal. We (your elected representatives) have to be careful.

Having been a resident of our region/valley since 1971, and having fought numerous wild fires and having attended numerous meetings over the years in your valley – I am well aware of the challenges that this proposal presents for DeLuz. I believe there are no other current or proposed "legal" cultivation sites in an unincorporated communities across the entire county. DeLuz is the first unincorporated community to encounter such a proposal. Some residents previously raised concern that the county land use department (Planning) failed to follow its own (or State) public noticing requirements or compliance requirements for this proposal. It would have been very helpful if someone could have spelled out exactly which State or County Ordinance sections / requirements were violated. My staff and I have looked for those reported violations and have not been able to confirm them. Unless the item is continued – the matter will be before the Board of Supervisors for consideration mid-morning (or later) on Tuesday January 11th. For those of you planning to attend and speak at the public hearing – it is very important that you be factual and concise – especially when a large number of residents are planning to speak. As I have shared with other residents - the Board will be selecting a new Board Chairman (likely the current Vice Chair Supervisor Hewitt) at the start of the meeting. It would be helpful if a few community leaders would touch base with his office to coordinate the speakers or process. I was told that a few of the comments made during the Planning Commission meeting were unprofessional with personal attacks and that they were cut off. I do NOT know how our new Chairman will handle such commentary – so a little advance planning might be helpful for everyone.

Thank you again for reaching out to me.

Respectfully,
Kevin Jeffries

From: Dada Patil <dadapatil@hotmail.com>

Sent: Friday, January 7, 2022 10:26 AM

To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>

Subject: please vote "Opposed" to the Conditional Use Permit (CUP No. 190038) for a commercial cannabis cultivation

Dear Mr. Kevin Jefferies,

My name Dadasaheb Patil, I am contacting you to request that you please vote "Opposed" to the Conditional Use Permit (CUP No. 190038) for a commercial cannabis cultivation facility in De Luz.

A commercial cannabis facility is in direct opposition to the general plan's vision for the Santa Rosa Plateau/De Luz community. Also, the planning staff has failed to demonstrate that this operation will not significantly impact our rural neighborhood.

More than 75% of the De Luz community has signed a petition in opposition to this CUP. Please hear the voters' voices and **vote to oppose this discretionary permit.**

Thank you for your time and consideration.

Sincerely,

DADA PATIL

714-614-1653

Whispering Ridge Vineyard, LLC

Maxwell, Sue

From: Supervisor Jeffries - 1st District
Sent: Friday, January 7, 2022 11:12 AM
To: COB; Nanthavongdouangsy, Phayvanh
Subject: FW: cannabis cultivation facility (CUP 190038)

From: paul minotto <minotto3@gmail.com>
Sent: Friday, January 7, 2022 9:17 AM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: cannabis cultivation facility (CUP 190038)

CAUTION: This email originated externally from the Riverside County email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Jeffries,

My name is Paul Minotto. I am contacting you to request that you **please vote "Opposed"** to the Conditional Use Permit (CUP No. 190038) for a commercial cannabis cultivation facility in De Luz.

A commercial cannabis facility is in direct opposition to the general plan's vision for the Santa Rosa Plateau/De Luz community. Also, the planning staff has failed to demonstrate that this operation will not significantly impact our rural neighborhood.

More than 75% of the De Luz community has signed a petition in opposition to this CUP. Please hear the voters' voices and **vote to oppose this discretionary permit**.

Thank you for your time and consideration.

Sincerely,

Paul Minotto

Maxwell, Sue

From: Supervisor Jeffries - 1st District
Sent: Friday, January 7, 2022 10:25 AM
To: COB
Cc: Nanthavongdouangsy, Phayvanh
Subject: FW: De Luz Marijuana Facility

From: J Lo <janinelovebroker@gmail.com>
Sent: Friday, January 7, 2022 9:24 AM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: De Luz Marijuana Facility

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Hi Kevin;

My name is Janine Love and I am a local Real Estate Broker and resident of De Luz. I am contacting you to request that you **please vote "Opposed"** to the Conditional Use Permit (CUP No. 190038) for a commercial cannabis cultivation facility in De Luz.

A commercial cannabis facility is in direct opposition to the general plan's vision for the Santa Rosa Plateau/De Luz community. Also, the planning staff has failed to demonstrate that this operation will not significantly impact our rural neighborhood.

More than 75% of the De Luz community has signed a petition in opposition to this CUP. Please hear the voters' voices and **vote to oppose this discretionary permit.**

^^^PLEASE NOTE: These facilities would do better in indoor commercial buildings in Commercial Areas NOT in a residential area, which De Luz primarily is, especially the area of consideration. We have followed the issues in Anza, CA closely, and the issues there are HUGE for residents, as these facilities bring in more crime, and the stench can be smelled for miles on certain days. I am Bringing this issue to the forefront of California Association of Realtors so they may watch the votes, as this is a growing issue, and voters must be made aware as well. Please OPPOSE this Permit.

Thank you for your time and consideration.

Sincerely,

Janine Love, Broker
ERCA Homes
951-297-1180
janinelovebroker@gmail.com

Maxwell, Sue

From: Supervisor Jeffries - 1st District
Sent: Friday, January 7, 2022 9:16 AM
To: COB; Nanthavongdouangsy, Phayvanh
Subject: FW: Opposition to CUP No. 190038

From: Karen Brown <karenjwbrown@gmail.com>
Sent: Friday, January 7, 2022 9:11 AM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Opposition to CUP No. 190038

CAUTION: This email originated externally from the Riverside County email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Jeffries,

My name is Karen Brown, I am contacting you to request that you **please vote "Opposed"** to the Conditional Use Permit (CUP No. 190038) for a commercial cannabis cultivation facility in De Luz.

A commercial cannabis facility is in direct opposition to the general plan's vision for the Santa Rosa Plateau/De Luz community. Also, the planning staff has failed to demonstrate that this operation will not significantly impact our rural neighborhood.

More than 75% of the De Luz community has signed a petition in opposition to this CUP. Please hear the voter's voices and **vote to oppose this discretionary permit.**

Thank you for your time and consideration.

Sincerely,

Karen Brown

From: Dan Silver <dsilverla@me.com>

Sent: Friday, January 7, 2022 12:11 PM

To: COB <COB@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; District2 <District2@Rivco.org>; District3 <District3@Rivco.org>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District5 <District5@Rivco.org>

Subject: Item 21, January 11, 2022, CONDITIONAL USE PERMIT NO. 190038 and DEVELOPMENT AGREEMENT NO. 1900027 - Opposition

January 7, 2022

Board of Supervisors
Count Administration Center
1st Floor Board Chambers
4080 Lemon Street
Riverside, CA 92502

RE: Item 21, January 11, 2022, CONDITIONAL USE PERMIT NO. 190038 and DEVELOPMENT AGREEMENT NO. 1900027 - Opposition

Dear Chair Spiegel and Member of the Commission:

Endangered Habitats League (EHL) opposes this project for industrial marijuana cultivation adjacent to the Santa Rosa Plateau Ecological Reserve. For your reference, EHL is a Southern California regional conservation group. I was also personally involved in the creation of the Ecological Reserve in 1989-1991.

The Santa Rosa Plateau Ecological Reserve is a rare, functioning remnant of California's original biodiversity, and its protection is paramount. This operation would bring night lighting, noise, human intrusion, major water use, greenhouses, *a processing plant*, fertilizers, and toxic pesticides to a parcel adjacent to the Reserve. It is an *industrial* use qualitatively different than the typical avocado or citrus groves. I've never heard a compliant about citrus odor!

Due to *incompatibility*, we urge denial of the CUP.

Thank you for considering our views.

Regards,
Dan Silver

Dan Silver, Executive Director
Endangered Habitats League
8424 Santa Monica Blvd., Suite A 592
Los Angeles, CA 90069-4267
213-804-2750
dsilverla@me.com
<https://ehleague.org>

Maxwell, Sue

From: Supervisor Jeffries - 1st District
Sent: Friday, January 7, 2022 12:28 PM
To: COB; Nanthavongdouangsy, Phayvanh
Subject: FW: CUP No. 190038

From: masood sahraian <masood_sahraian@yahoo.com>
Sent: Friday, January 7, 2022 12:06 PM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: CUP No. 190038

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Dear Mr. Kevin Jeffries,

My name is Masood Sahraian, a Deluz resident. I am contacting you to request that you **please vote "Opposed"** to the Conditional Use Permit (CUP No. 190038) for a commercial cannabis cultivation facility in De Luz.

A commercial cannabis facility is in direct opposition to the general plan's vision for the Santa Rosa Plateau/De Luz community. Also, the planning staff has failed to demonstrate that this operation will not significantly impact our rural neighborhood.

More than 75% of the De Luz community has signed a petition in opposition to this CUP. Please hear the voters' voices and **vote to oppose this discretionary permit**.

Thank you for your time and consideration.

Sincerely,

Masood Sahraian

Maxwell, Sue

From: Ketcham, Thomas
Sent: Friday, January 7, 2022 3:31 PM
To: Nanthavongdouangsy, Phayvanh; Hildebrand, John
Cc: Fussel, Damian; Maxwell, Sue
Subject: Another call

Phayvanh,
Francis Ness @ 22305 Corte Bonita, Temecula, CA 92590 (951) 693.5318 wanted to go on record as opposition to the Fuego Farms CUP.

Thank you.

Thomas C. Ketcham

Director of Land Development
1st District Supervisor Kevin Jeffries
Riverside County Board of Supervisors

Riverside Office

County Administrative Center, 5th Floor
4080 Lemon Street, Riverside, CA 92502
Office | 951.955.1010
Fax | 951.955.1019

District Office

Lakeland Village Community Center
16275 Grand Ave, Lake Elsinore, CA 92530
Office | 951.471.4500
Fax | 951.471.4510

www.supervisorjeffries.org

www.countyofriverside.us



Maxwell, Sue

From: Ketcham, Thomas
Sent: Friday, January 7, 2022 3:23 PM
To: Nanthavongdouangsy, Phayvanh; Hildebrand, John
Cc: Fussel, Damian; Maxwell, Sue
Subject: Fuego Farms

Phayvanh,
Karin Runyen @ 22850 Via Bonita, Temecula, CA 92028 called to voice her opposition to the Fuego Farms application.
Wanted to go on record as opposing.

Thanks.

Thomas C. Ketcham

Director of Land Development
1st District Supervisor Kevin Jeffries
Riverside County Board of Supervisors

Riverside Office

County Administrative Center, 5th Floor
4080 Lemon Street, Riverside, CA 92502
Office | 951.955.1010
Fax | 951.955.1019

District Office

Lakeland Village Community Center
16275 Grand Ave, Lake Elsinore, CA 92530
Office | 951.471.4500
Fax | 951.471.4510

www.supervisorjeffries.org

www.countyofriverside.us





RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2021 OCT 29 AM 10:55

DATE: 10/27/21

January 11, 2022

TO: Clerk of the Board of Supervisors – ~~December 7, 2021~~ **BOS meeting**

FROM: Planning Department – Riverside – Phayvanh Nanthavongdouangsy, Project Planner (5-6573)

SUBJECT: CUP190038, DA1900027

(Charge your time to these case numbers)

TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CONDITIONAL USE PERMIT NO. 190038, DEVELOPMENT AGREEMENT NO. 1900027 AND ITS ASSOCIATED ORDINANCE – ADOPT A MITIGATED NEGATIVE DECLARATION FOR CEQ190129 (SCH2021070133) – Applicant: The Fuego Farms LLC - Engineer/Representative: Carmen Lopez - First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (R:RM) (10 ac. min.) – Location: North of Carancho Rd, East of El Calamar Rd, West of Deluz Rd – 72.15 Gross Acres – Zoning: Light Agriculture, 10-acre minimum (A-1-10) – **REQUEST:** Conditional Use Permit No. 190038 proposes to construct a Cannabis cultivation facility with one (1) 4,800 sq.ft. building and seventeen (17) greenhouse structures totaling 63,744 sq.ft. Approximately 4 acres on the southwestern portion of the 72-acre parcel would be used for the cannabis cultivation area. Development Agreement No. 1900027 and its associated ordinance is a proposal for the applicant entering into a development agreement with the County consistent with Board of Supervisor’s Policy No. B-9 and would impose a lifespan on the proposed cannabis project and provide community benefit to the Rancho California Area (De Luz/Santa Rosa). [Applicant Fees 100%]

The attached item(s) require the following action(s) by the Board of Supervisors:

- Place on Administrative Action
 - Receive & File
 - EOT
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Labels provided If Set For Hearing *ug*
 - 10 Day
 - 20 Day
 - 30 day
- Publish in Newspaper:
- (1st District Press Enterprise)**
- Place on Consent Calendar
- CEQA Exempt
 - 10 Day
 - 20 Day
 - 30 day
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Notify Property Owners (app/agencies/property owner labels provided)
- Place on Section Initiation Proceeding (GPIP)

Designate Newspaper used by Planning Department for Notice of Hearing:

Press Enterprise

Planning Commission Action:

The Planning Commission voted 3-2 on October 20, 2021 to recommend approval of the proposed project to the Board of Supervisors.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

“Planning Our Future... Preserving Our Past”

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on June 24, 2021,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CUP190038 / DA1900027 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1400'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

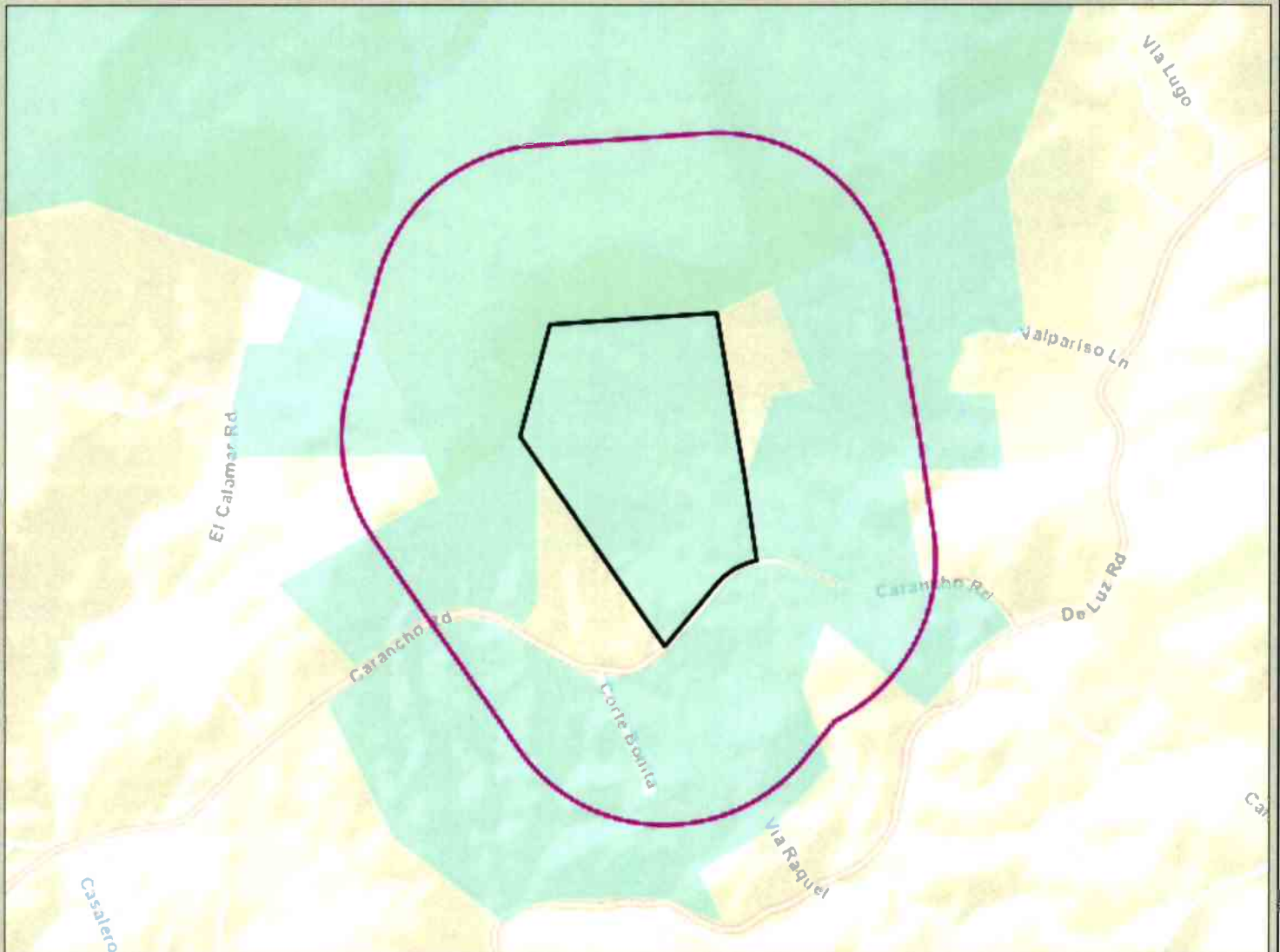
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels

CUP190038 (1400 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 1,505 3,009 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 6/23/2021 3:47:24 PM

© Riverside County RCIT

933020005
RED ASIL REAL ESTATE
3312 VIA VERDE CT
CALABASAS CA 91302

933020017
FARM WIN
7 ROSELEAF
IRVINE CA 92620

933030012
GEORGE E. NESS
22305 CORTE BONITO
TEMECULA CA 92590

933030020
KEE CALVIN EDWARD & KEE RENEE VASQUEZ
5709 COMANCHE DR
MANTECA CA 95336

933040020
TERRY LEE DREYFUSS
PO BOX 30775
CLARKSVILLE TN 37040

933040021
TERRY LEE DREYFUSS
P O BOX 30775
CLARKSVILLE TN 37040

933030010
CORSO FAMILY TRUST DTD 09/27/2002
22215 CARANCHO RD
TEMECULA CA 92590

933030019
MICHAEL J. RUNYEN
22285 CORTE BONITO
TEMECULA CA 92590

933020007
ANDY R. BAZAR
6159 VINEYARD AVE
RANCHO CUCAMONGA CA 91701

933030017
DAVID EARL HAVINS
22775 CARANCHO RD
TEMECULA CA 92590

933030025
HESTEHAVE FAMILY FARMS
43225 BUSINESS PARK DR
TEMECULA CA 92590

933090011
NICHOLAS DZUBNAR
151 W AVENIDA ALESSANDRO
SAN CLEMENTE CA 92672

933020009
HAESSLER WALTER T 2015 TRUST DTD
22840 CARANCHO RD
TEMECULA CA 92590

933030013
KJELD HESTEHAVE
44410 CALLE MATEO
TEMECULA CA 92590

933030016
MACHIKO MANAGEMENT
P O BOX 245
TEMECULA CA 92590

904040093
COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

933020031
YI CHENG
215 W LAS FLORES AVE
ARCADIA CA 91007

933020036
RANCHO OCHOA
357 TANGERINE PL
BREA CA 92823

933030014
GRAVES-PAXTON REVOCABLE LIVING TRUST
22250 CORTE BONITO
TEMECULA CA 92590

933020030
CONRAD ROGERS GROUP INC
737 N MAIN ST
LAS VEGAS NV 89101

933030008
JAMES RYAN WAITE
22915 CARANCHO RD
TEMECULA CA 92590

933030015
DOUGLAS A. GREEN
22711 CARANCHO RD
TEMECULA CA 92590

933020008
ELADIO E. SHORT
22910 CARANCHO RD
TEMECULA CA 92590

904040060
DEPT OF FISH & GAME WILDLIFE CONSERV
1807 13TH ST
SACRAMENTO CA 95814

933030026
WILLIAM MARQUINO
43550 VIA RAQUEL
TEMECULA CA 92590

933030018
JOSHUA GORDON
22275 CORTE BONITO
TEMECULA CA 92590

933040014
WACKER CHILDREN INV CORP
25428 CUMBERLAND LN
CALABASAS CA 91302

933040030
PANG KUANG WANG
4122 W ROUSSEAU LN
PLS VRDS PNSL CA 90274

Mark Collins, Planner
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Jeff Brandt, Senior Environmental Scientist
California Dept. of Fish and Wildlife
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Mayor Maryann Edwards
41000 Main Street
Temecula, CA 92590

Shevin Law Group
15260 Ventura Boulevard, Suite 1400
Sherman Oaks, CA 91403

Riverside County Sheriff's Department
Sheriff Chad Bianco
4095 Lemon Street
Riverside, CA 92501

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Aptos, CA 95003

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De Luz Community Services District
41606 Date Street
Murrieta, CA 92562

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San Diego, CA 92127

Carroll Hirst
42110 Angels Peak Ct.
Murrieta, CA 92562

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32894 DuPont St.
Temecula, CA 92592-8182

Jim Brady
24880 Terreno Dr.
Temecula, CA 92590

Frances Vegg
27325 Corte Bonita
Temecula, CA 92590

George Ness
22305 Corte Bonita
Temecula, CA 92590

Stephen Groves
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Temecula, CA 92590

Guy Idinsman
46685 Sandia Creek Dr.
Temecula, CA 92590

Ed Rodriquez
24975 Las Palmeras
Temecula, CA 92590

Machiko Management LLC
P.O. Box 245
Temecula, CA 92590

Stephanie Chu
22735 Carancho Road
Temecula, CA 92590

Applicant/Owner
The Fuego Farms LLC
Samuel Hazelip
27475 Ynez Road
Temecula, CA 92591

Engineer/Rep
Carmen Lopez
12130 Millennium Drive, Suite 300
Los Angeles, CA 90094

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT AND DEVELOPMENT AGREEMENT, ADOPT A MITIGATED NEGATIVE DECLARATION IN THE RANCHO CALIFORINA ZONING AREA – SOUTHWEST AREA PLAN, FIRST SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 11, 2022 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval of **Conditional Use Permit No. 190038**, proposes to construct a Mixed Light Cannabis Cultivation Facility with one (1) 4,800 sq.ft. building, fifteen (15) 3,481-sq.ft. greenhouses, two (2) 2,802.5-sq.ft. greenhouses, one (1) 160-sq.ft. storage unit, one (1) propane tank, and eight (8) 3,000-gallon water tanks. The proposed facility will be built on approximately 4 acres of the 72-acre parcel. Development Agreement No. 1900027 and Ordinance No. 664.89 is a proposal for the applicant entering into a development agreement with the County consistent with Board of Supervisor's Policy No. B-9 and would impose a lifespan on the proposed cannabis project and provide community benefit to the Rancho California Area (De Luz/Santa Rosa). The project is located North of Carancho Rd, East of El Calamar Rd, West of De Luz Rd, in the First Supervisorial District. APN 933-020-005.

The Planning Commission recommends that the Board of Supervisors **Adopt a Mitigated Negative Declaration for CEQ190129 (SCH2021070133), Introduce, Read Title, and Waive Further Reading of, and Adopt** on successive weeks Ordinance No. 664.89 **approving DA 1900027**, and approve **Conditional Use Permit No. 190038**.

On October 20, 2021 the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 3-2. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT PHAYVANH NANTHAVONGDOUANGSY, PRINCIPAL PLANNER, AT (951) 955-6573 OR EMAIL PNANTHAV@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: December 22, 2021

Kecia R. Harper, Clerk of the Board
By: Zuly Martinez, Board Assistant

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

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Ad Desc.: ACR- CUP190038 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

01/01/2022

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: January 01, 2022
At: Riverside, California



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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT AND DEVELOPMENT AGREEMENT, ADOPT A MITIGATED NEGATIVE DECLARATION IN THE RANCHO CALIFORNIA ZONING AREA - SOUTHWEST AREA PLAN, FIRST SUPERVISORIAL DISTRICT

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Dated: December 22, 2021 Kecia R. Harper, Clerk of the Board
By: Zuly Martinez, Board Assistant
Press-Enterprise: 1/01/2022

1/11/22
Planning
Item 21.1

COUNTY ON A COM
A MITIGATED NEGA
- SOUTHWEST AREA

THE BOARD OF SUPERVISORS OF RIVERSIDE
MIT AND DEVELOPMENT AGREEMENT, ADOPT
ON IN THE RANCHO CALIFORINA ZONING AREA
SUPERVISORIAL DISTRICT

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Dated: Dec

Kecia R. Harper, Clerk of the Board
by: Zuly Martinez, Board Assistant

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- SOUTHWEST AREA

THE BOARD OF SUPERVISORS OF RIVERSIDE
MIT AND DEVELOPMENT AGREEMENT, ADOPT
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Dated: Dec

by: Cecia R. Harper, Clerk of the Board
by: Zuly Martinez, Board Assistant

1/11/22 planning
21.1



Riverside County Clerk of the Board
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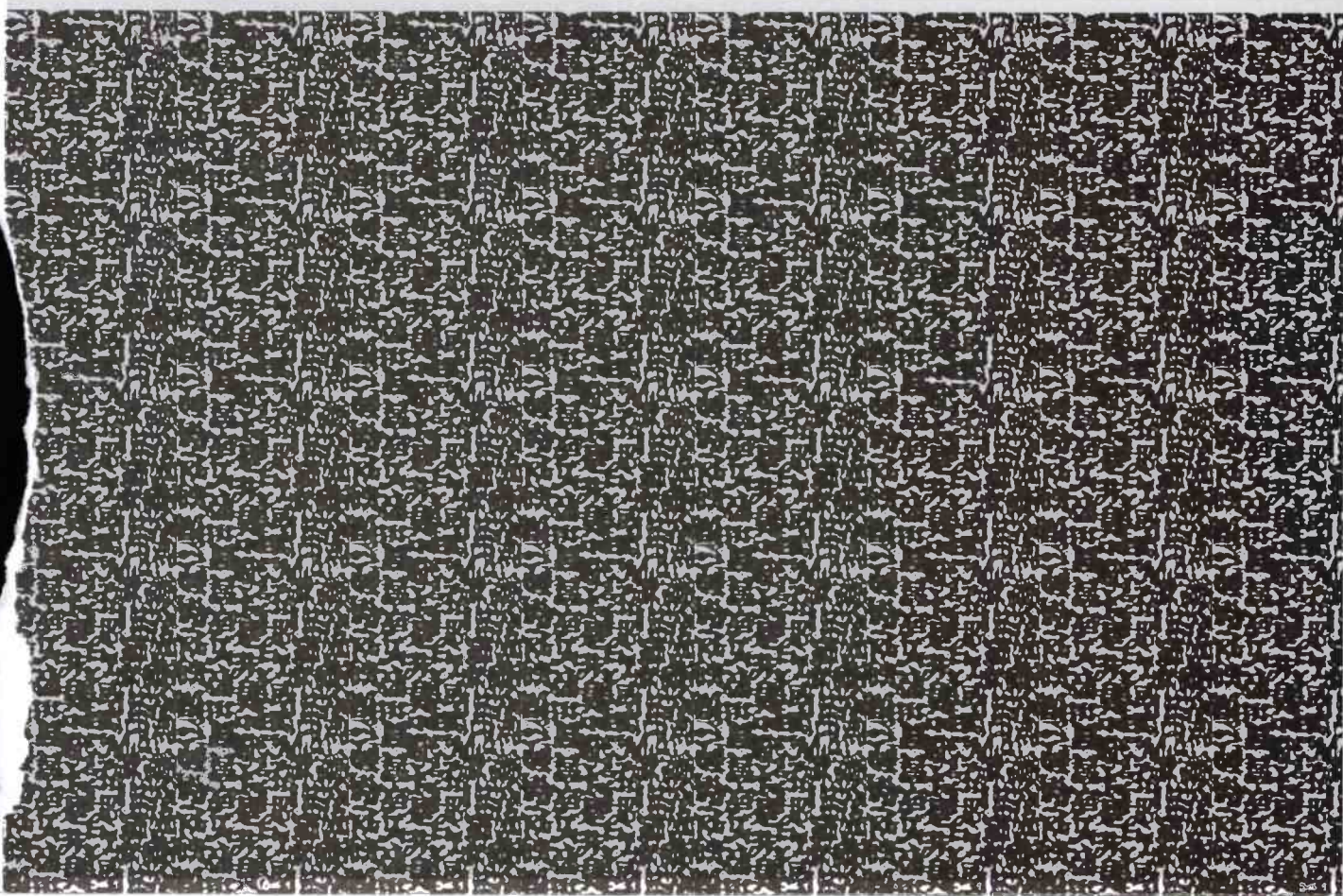
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Dated: December 22, 2021

Kecia R. Harper, Clerk of the Board
By: Zuly Martinez, Board Assistant

1/11/22
Planning
Item 21-1



Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT AND DEVELOPMENT AGREEMENT, ADOPT A MITIGATED NEGATIVE DECLARATION IN THE RANCHO CALIFORINA ZONING AREA – SOUTHWEST AREA PLAN, FIRST SUPERVISORIAL DISTRICT

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v/11/22 planning
item 21.1



Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

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933040020
TERRY LEE DREYFUSS
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CLARKSVILLE TN 37040

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RC: 92502114747 *0804-05051-29-42

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT AND DEVELOPMENT AGREEMENT, ADOPT A MITIGATED NEGATIVE DECLARATION IN THE RANCHO CALIFORINA ZONING AREA – SOUTHWEST AREA PLAN, FIRST SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 11, 2022 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval of **Conditional Use Permit No. 190038**, proposes to construct a Mixed Light Cannabis Cultivation Facility with one (1) 4,800 sq.ft. building, fifteen (15) 3,481-sq.ft. greenhouses, two (2) 2,802.5-sq.ft. greenhouses, one (1) 160-sq.ft. storage unit, one (1) propane tank, and eight (8) 3,000-gallon water tanks. The proposed facility will be built on approximately 4 acres of the 72-acre parcel. Development Agreement No. 1900027 and Ordinance No. 664.89 is a proposal for the applicant entering into a development agreement with the County consistent with Board of Supervisor's Policy No. B-9 and would impose a lifespan on the proposed cannabis project and provide community benefit to the Rancho California Area (De Luz/Santa Rosa). The project is located North of Carancho Rd, East of El Calamar Rd, West of De Luz Rd, in the First Supervisorial District. APN 933-020-005.

The Planning Commission recommends that the Board of Supervisors **Adopt a Mitigated Negative Declaration for CEQ190129 (SCH2021070133), Introduce, Read Title, and Waive Further Reading of, and Adopt** on successive weeks Ordinance No. 664.89 **approving DA 1900027**, and approve **Conditional Use Permit No. 190038**.

On October 20, 2021 the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 3-2. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT PHAYVANH NANTHAVONGDOUANGSY, PRINCIPAL PLANNER, AT (951) 955-6573 OR EMAIL PNANTHAV@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

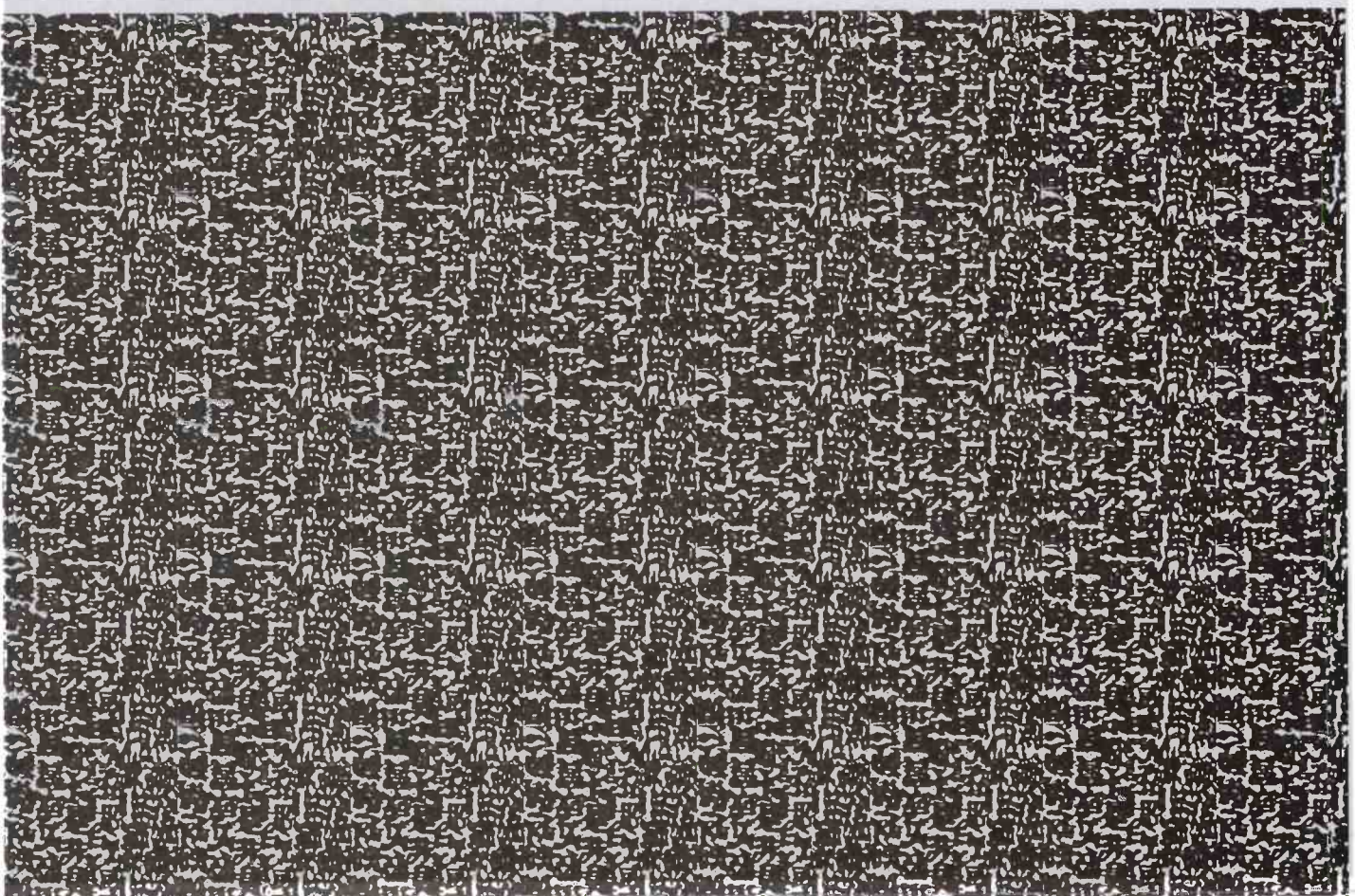
Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact the Clerk of the Board office at (951) 955-1069, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: December 22, 2021

Kecia R. Harper, Clerk of the Board
By: Zuly Martinez, Board Assistant

1/11/22 planning
item 21.1



Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT AND DEVELOPMENT AGREEMENT, ADOPT A MITIGATED NEGATIVE DECLARATION IN THE RANCHO CALIFORINA ZONING AREA – SOUTHWEST AREA PLAN, FIRST SUPERVISORIAL DISTRICT

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The Planning Commission recommends that the Board of Supervisors **Adopt a Mitigated Negative Declaration for CEQ190129 (SCH2021070133), Introduce, Read Title, and Waive Further Reading of, and Adopt** on successive weeks Ordinance No. 664.89 **approving DA 1900027**, and approve **Conditional Use Permit No. 190038**.

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Dated: December 22, 2021

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By: Zuly Martinez, Board Assistant

1/11/22 planning
Item 21.1



Riverside County Clerk of the Board
 County Administrative Center
 4080 Lemon Street, 1st Floor Annex
 P. O. Box 1147
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City of Temecula

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(951) 694-6416 ■ Fax (951) 694-6499 ■ TemeculaCA.gov

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2022 JAN 10 AM 10:40

January 6, 2022

Honorable Supervisor Kevin Jeffries, 1st District
Honorable Supervisor Karen Spiegel, 2nd District
Honorable Supervisor Chuck Washington, 3rd District
Honorable Supervisor V. Manuel Perez, 4th District
Honorable Supervisor Jeff Hewitt, 5th District
Riverside County Board of Supervisors
4080 Lemon Street, 12th Floor, Suite 127
Riverside, CA 92502-1629

Subject: Conditional Use Permit No. 190038 – Fuego Farms Commercial Cannabis Cultivation Facility

Dear County Board of Supervisors:

On behalf of the City of Temecula, and as the 2022 Mayor for the City of Temecula, I am writing this letter to again present some collective community concerns, documented by former Mayor, Maryann Edwards letter dated October 20, 2021. These comments are regarding Conditional Use Permit No. 190038, an application for the construction and operation of a commercial cannabis cultivation facility approximately 4 miles west of Temecula.

The City and community continue to have a number of concerns and are requesting further clarification regarding the identified impacts this project will have. Specifically, any traffic impacts caused by initial construction and ongoing operations as well as any impacts on natural resources.

Additionally, through conversations with our law enforcement partners, I have been made aware of genuine concerns shared among some residents of the De Luz community as well as Temecula residents. The single greatest, and perhaps unmitigable concern being the potential impacts to public safety. The most serious concern is the location itself, and potential conflicts with the adjacent community and land uses. Generally, facilities of this type are kept in more commercial/industrial areas not residential and protected open space. I believe the public safety concerns raised by our local residents, concerns

1-11-22
211

Riverside County Board of Supervisors
January 6, 2022
Page 2

which I share, are reasonable concerns considering the nature of the application and recent criminal activity related to similar uses within the Southwest Riverside region. The City is requesting further clarification and description of how the project intends to fully mitigate potential public safety impacts.

I would like to thank you for the outreach opportunity and willingness to engage and listen to the concerns of the surrounding community. If you have any questions, concerns or wish to provide further information, please feel free to contact me at (951) 506-5100.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matt Rahn', with a long horizontal line extending to the right.

Matt Rahn
Mayor
City of Temecula

Enclosure: Letter from former Mayor Maryann Edwards dated October 20, 2021

Cc: Temecula City Council
Kecia Harper, Riverside County Clerk of the Board
Jeffrey Van Wagenen, Riverside County Administrator
Juan Perez, Director County of Riverside TLMA
John Hildebrand, Planning Director County of Riverside
Phayvanh Nanthavongdouangsy, Principal Planner

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City of Temecula

41000 Main Street • Temecula, CA 92590
(951) 694-6416 • Fax (951) 694-6499 • TemeculaCA.gov

October 20, 2021

John Hildebrand
Riverside County Planning Director
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1629

Subject: Conditional Use Permit No. 190038 – Fuego Farms
Commercial Cannabis Cultivation Facility

Dear Mr. Hildebrand,

On behalf of the City of Temecula, I am writing this letter to present some collective community concerns regarding Conditional Use Permit No. 190038, an application for the construction and operation of a commercial cannabis cultivation facility approximately 4 miles west of Temecula. At this time, the City of Temecula is taking no formal position on this application and the proposed development.

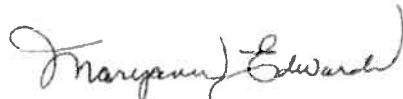
However, the City and community do have a number of concerns and are requesting further clarification regarding the identified impacts this project will have. Specifically, any traffic impacts caused by initial construction and ongoing operations as well as any impacts on natural resources.

Additionally, through conversations with our law enforcement partners, I have been made aware of genuine concerns shared among some residents of the De Luz community as well as Temecula residents. The single greatest, and perhaps unmitigable concern, is the potential for public safety impacts. I believe the public safety concerns raised, including but not limited to the attraction of criminal activity at the premises and to/from the premises, are reasonable concerns considering the nature of the application and recent criminal activity related to similar uses within the Southwest Riverside County region. Additionally, the primary pick-up and delivery route of this product to and from this facility navigates through the City of Temecula. The City is requesting further clarification and description of how the project intends to fully mitigate potential public safety impacts including public safety costs imposed on our City due to its close proximity.

John Hildebrand
Riverside County Planning Director
October 20, 2021
Page 2

I would like to thank you for the outreach opportunity and willingness to engage and listen to the concerns of the surrounding community. If you have any questions, concerns or wish to provide further information, please feel free to contact my office at (951) 506-5100.

Sincerely,



Maryann Edwards
Mayor

cc: Temecula City Council
Aaron Adams, Temecula City Manager
Kevin Hawkins, Temecula Assistant City Manager
Jeffrey Van Wagenen, Riverside County Administrator
Juan Perez, Director County of Riverside TLMA
John Hildebrand, Planning Director County of Riverside
Gabriel Villalobos, Project Manager
Phayvanh Nanthavongdouangsy, Project Planner



City of Temecula

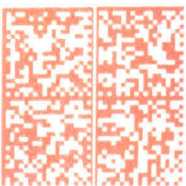
Community Development

41000 Main Street
Temecula, CA 92590

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2022 JAN 10 AM 10:40

Kecia Harper, Clerk of the Board
of Supervisors
4080 Lemon St, 1st Fl Ste 127
Riverside CA 92501



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January 6, 2022

VIA EMAIL AND U.S. MAIL

Kecia R. Harper
Clerk of The Board
County of Riverside
4080 Lemon Street, 1st Floor
Riverside, CA 92501
cob@rcbos.org

Re: City of Murrieta's Opposition to Fuego Farms-Defective Mitigated Negative Declaration for Cannabis Grow Facility

Dear County Supervisors,

Our office is City Attorney for the City of Murrieta and the City is opposed to the approval of the Fuego Farms ("Project") Conditional Use Permit ("CUP") and the adoption of a Mitigated Negative Declaration ("MND") for the Project. The City Council directed our office to issue this letter in opposition at a City Council meeting on December 21, 2021. We understand that this item is on the County Board agenda for January 11, 2022.

First, the County has failed to properly notice the proposed adoption of the MND as required by CEQA Guidelines Section 15072. The City of Murrieta never received notice and as such the County is prohibited from taking action until it properly fulfills the notice requirements of CEQA. The City should have received notice due to impacts from the project on City transportation facilities, and that an analysis on City transportation facilities was not included pursuant to the requirements of CEQA at Public Resources Code section 21092.4 and CCR Title 14 Section 15072, which states in relevant part:

(e) For a project of statewide, regional, or areawide significance, the lead agency shall also provide notice to transportation planning agencies and public agencies which have transportation facilities within their jurisdictions which could be affected by the project as specified in Section 21092.4(a) of the Public Resources Code. "Transportation facilities" includes: major local arterials and public transit within five miles of the project site and freeways, highways and rail transit service within 10 miles of the project site. The lead agency should also consult with public transit agencies with facilities within one-half mile of the proposed project. (emphasis added)

A description of the local major arterial is as follows:

{Client Files/4540/105/CO/S0674158.DOCX}

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Cherry Street between Adams Avenue and I-15 is designated in the City's General Plan as an Arterial and is 4.5 miles at its nearest extent to the project, and 4.9 miles from the project at its furthest extent. Additionally, the French Valley Parkway exit from I-15 is also located at 4.9 miles from the project and could be used as an exit for delivery vehicles transiting to the project. This is an important transportation facility serving south Murrieta and north Temecula. The County should have provided a CEQA notice to the City of Murrieta as a result of the proximity of Cherry Street's proximity to the project, and an analysis of the project's transportation impacts should have been performed for the French Valley Parkway exit (a CalTrans facility located within 5 miles of the project) which also services a regional medical center (Kaiser Permanente) and hundreds of small businesses in Murrieta.

The daily addition of hundreds of trucks to local major arterials located within 5-miles of the project would further worsen local air quality to sensitive receptor uses such as the nearby regional medical center located approximately ½ mile from the intersection of Cherry Street and the French Valley Parkway I-15 off-ramp.

In addition, the MND is inadequate to safeguard the community's health and safety and the natural resources surrounding the Project site. As stated below, there is a fair argument that the Project, as proposed, will have a significant impact on the environment and therefore the County is required to prepare an Environmental Impact Report ("EIR") instead of the adopting an MND. In sum, the MND fails to adequately address the environmental impacts associated with the Project and greatly understates the significant environmental impacts that will be generated by the Project.

The Project will have significant environmental impacts from the construction of its industrialized grow houses and its operations will create a continuing nuisance to the local residents of Murrieta due to the odor generated from the growing of cannabis. Additionally, the traffic generated from the site will adversely impact the rural nature of the community and the facilities grow lights will transform a rural area into an industrial area. Further, the very nature of the operations will serve as a magnet for criminal activities. None of these environmental impacts were adequately addressed in the MND.

All California Courts recognize that California Environmental Quality Act ("CEQA") was enacted to advance four related purposes:

- (1) inform the government and public about a proposed activity's potential environmental impact;
- (2) identify ways to reduce, or avoid, environmental damage;

- (3) prevent environmental damage by requiring project changes via alternatives or mitigation measures when feasible; and
- (4) disclose to the public the rationale for governmental approval of a project that may significantly impact the environment.”

(*Building Industry, supra*, 62 Cal.4th at p. 382, 196 Cal.Rptr.3d 94, 362 P.3d 792.)

Here, the MND fails on all four counts. The MND underestimates the industrialization of prime agricultural land, it fails to properly inform the Supervisors of the true environmental impact associated with a massive grow operation, it fails to reduce environmental damage, and it fails to disclose significant environmental impacts. As a result, the MND must be set-aside and an EIR must be prepared to address these and other environmental issues.

An agency's decision to rely on a negative declaration or a mitigated negative declaration under CEQA “is reviewed for abuse of discretion under the “fair argument” standard.” (*Jensen v. City of Santa Rosa* (2018) 23 Cal.App.5th 877, 886, 233 Cal.Rptr.3d 278; see also *Wollmer v. City of Berkeley* (2009) 179 Cal.App.4th 933, 939, 102 Cal.Rptr.3d 19.) The Supreme Court has stated: “[A] reviewing court may not uphold an agency's decision [not to prepare an initial EIR under the fair argument test] ‘merely because substantial evidence was presented that the project would not have [a significant environmental] impact. The [reviewing] court's function is to determine whether substantial evidence support[s] the agency's conclusion as to whether the prescribed “fair argument” could be made. If there [is] substantial evidence that the proposed project might have a significant environmental impact, evidence to the contrary is not sufficient to support a decision to dispense with preparation of an EIR and adopt a negative declaration, because it [can] be “fairly argued” that the project might have a significant environmental impact. Stated another way, if the [reviewing] court perceives substantial evidence that the project might have such an impact, but the agency failed to secure preparation of the required EIR, the agency's action is to be set aside because the agency abused its discretion by failing to proceed “in a manner required by law.” (*Berkeley Hillside Preservation v. City of Berkeley, supra*, 60 Cal.4th at p. 1112, 184 Cal.Rptr.3d 643, 343 P.3d 834.) **“The fair argument standard thus creates a low threshold for requiring an EIR, reflecting the legislative preference for resolving doubts in favor of environmental review.** (*Covina Residents for Responsible Development v. City of Covina, supra*, 21 Cal.App.5th at p. 723).

Here, the MND is simply inappropriate for a large-scale industrialized growing operation. The Project is not a farm in the traditional sense, instead it is a large industrial complex that is inappropriate for its proposed location, in fact, requiring an on-site armed guard. There are seventeen (17) bunker like grow facilities, a large steel building and two (2) of the proposed

growing facilities would be 96 feet long and 32 feet wide (3,072 sf per greenhouse), and fifteen (15) grow buildings would be 120 feet long and 32 feet wide (3,840 sf per greenhouse), for a combined total of 63,744 sf of manufacturing type facilities. The idea that this Project is an extension of ongoing agriculture activities is not only misleading, it is the foundational assumption that results in its understated environmental impact. The Project is not some pastoral farming operation, rather, it is a high-tech manufacturing complex designed to produce high volume product. In sum, it is a manufacturing facility placed in an agricultural zone.

Moreover, to clear the way for this complex, 4.3 acres of productive agricultural lands will be permanently displaced and 22,761 cubic yards of cut-and-fill will be required to create the building pads for the grow buildings.

Like most industrial complexes, the Project requires significant exterior lighting consisting of thirty-five (35) exterior flood lights on poles adjacent to the proposed 14-foot-tall grow facilities and eight (8) exterior wall sconces around the steel buildings. This will result in the transformation of agricultural land to a manufacturing type of operation. A photo-metric analysis, is needed to demonstrate lighting conformance. The MND simply states that the lighting will conform to code requirements, but does not identify the measurements of the lighting impact, nor how the lighting will be verified. Given the number of proposed lights, the public should be provided with technical information to substantiate the claims in the MND. Further, there is an inconsistency between in the Initial Study and the MND; in Section 2.a. of the Initial Study, under Mt. Palomar Observatory, it states 'no impact', yet the MND concludes that the impact is 'less than significant'.

Similar to the appearance of a military base, the grow manufacturing facilities will be surrounded by security cameras and barbed wire will be placed on top of its perimeter chain-link fences. Yet, the MND portrays the Project as if it is a typical agricultural operation. The MND also fails to analyze the impact of artificial lights on wildlife resources. Accordingly, an EIR must be prepared to address these and other impacts on biological resources.

Chemical use at these facilities were glossed over in the MND. The MND failed to analyze both the long-term and short-term impacts from using highly concentrated chemical fertilizers over a long period of time at high volume rates. The MND failed to analyze the impact to soil and groundwater from the use of these chemicals. The Project does not demonstrate that the design of the stormwater facilities can treat fertilizers. The CEQA document states "Runoff from upper greenhouse areas would drain to self-retaining decomposed granite areas to be constructed as part of the proposed Project. Paved areas and lower portions of the site would drain to a cistern tank and modular wetlands for flow mitigation and treatment before being discharged to

adjacent permeable areas.” The MND should have identified how routing fertilizer laden discharges through permeable areas is an effective treatment option for the volume of fertilizers to be used. The City is concerned with potential impact to the groundwater aquifer and overall watershed given the sensitive nature of the surrounding area, having on-site and off-site jurisdictional waters. In addition, the on-site agricultural pesticide uses were not disclosed in the MND, which will likely warrant a review for cumulative impacts, given the amount of chemicals and fertilizers to be used and discharged on the property.

The MND does, however, recognize that no wastewater treatment plant will be in operation at the facility, but casts this lack of a wastewater treatment plant as if it is a positive for the environment and as if one is not needed.

The MND notes that the project applicant will implement odor reduction measures to ensure compliance with County ordinances. However, the MND provides no supporting evidence that the control technologies will in fact prevent odor related nuisances and, in some sections, refers to ‘odor-reducing’, but not elimination of the odors. Moreover, there was no specific identification of the type of equipment that will be used to control the odor generated from these operations or the performance specifications of such equipment. Instead, the MND simply provides conclusory statements that underestimate the odor related impact to the surrounding communities.

Further, the MND contains no biological surveys of endangered species that might be located at the Project site. Instead, the MND relies on a biological consistency analysis that simply states that the site has a degraded habitat from ongoing agricultural operations. Further analysis is needed.

This Project will be a high-value target for criminal activity. There is little doubt that this industrial cannabis grow operation will attract criminal opportunists. Yet, the MND provides little to no assurances that local and regional police will be able to counter what is likely to become an ongoing source of criminal activity. Furthermore, grow houses have had a significant history of fires, accordingly, the MND should address the burdens the Project will place on local fire protection resources and determine if fire sprinklers should be required within the grow houses.

In summary, the issue for this Project is not associated with legal cannabis in general; rather, the concern is with the “size” and “fit” of the proposed operation within the community. There are homes located close to the facility that the City believes will be negatively impacted by the presence of the cultivation facility. The City joins with the residents who have also voiced their opposition to this CUP outlining the negative impacts it could have on the rural residential

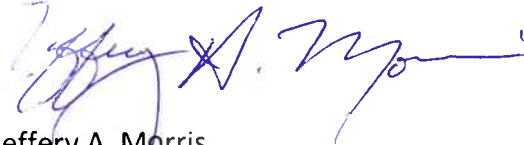
neighborhood and the Santa Rosa Plateau/De Luz, which include traffic, noise, lighting, odors, and potential increases in criminal activity impacting police and fire resources.

There is a fair argument that this project will have unmitigated impacts to public resources, biology, water quality, and air quality. Therefore, it is recommended that the Board of Supervisors not adopt the MND for this Project and that the CUP be denied. Instead, an EIR should be prepared that fully addresses the short comings of the present MND. The County needs to properly notice their proposed actions, which at this point did not include the City of Murrieta receiving notice of this matter.

For these reasons, the City would like to be on record as opposing CUP No. 190038. The City respectfully requests that at the very least, the County conduct additional outreach, education and analysis regarding this CUP before taking any action.

Sincerely,

DEVANEY PATE MORRIS & CAMERON, LLP



Jeffery A. Morris

JAM/ams

cc: Murrieta City Council

Kim Summers
City Manager
City of Murrieta



Devaney Pate
Morris & Cameron LLP

41955 Fourth Street, Suite 210, Temecula, CA 92590

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6 JAN 2022 PM 5 L

ALCOHOL BY THE GALLON
CLERK / BOARD OF SUPERVISORS

2022 JAN 10 AM 10:31

Kecia R. Harper

Clerk of The Board

County of Riverside

4080 Lemon Street, 1st Floor

Riverside, CA 92501

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Example

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Example



Proximity to Public Park Issue

1. Ordinance 348, section 19.511 states the following:

- a. Indoor and Mixed Light Cannabis shall not be located within 1,000 feet of any Child Day Care Center, K-12 school, public park, or Youth Center. (See yellow highlighted section below)

SECTION 19.511. CANNABIS CULTIVATION STANDARDS.

In addition to the approval requirements in Section 19.506 of this ordinance and the development standards in the applicable zoning classification, Cannabis Cultivation operations shall comply with the standards provided below. If there is an inconsistency between the development standards of the zone classification and these standards, the more restrictive standard applies.

A. LOCATION REQUIREMENTS.

1. Indoor and Mixed Light Cannabis Cultivation shall not be located within 1,000 feet of any Child Day Care Center, K-12 school, public park, or Youth Center. The distance shall be measured from the nearest points of the respective lot lines using a direct straight-line measurement. A new adjacent use will not affect the continuation of an existing legal use that has been established under this Article and continuously operating in compliance with the conditional use permit, and local and State laws and regulations. This location requirement may be modified with the approval of a variance pursuant to Section 18.27 of this ordinance. In no case shall the distance be less than allowed by State law.

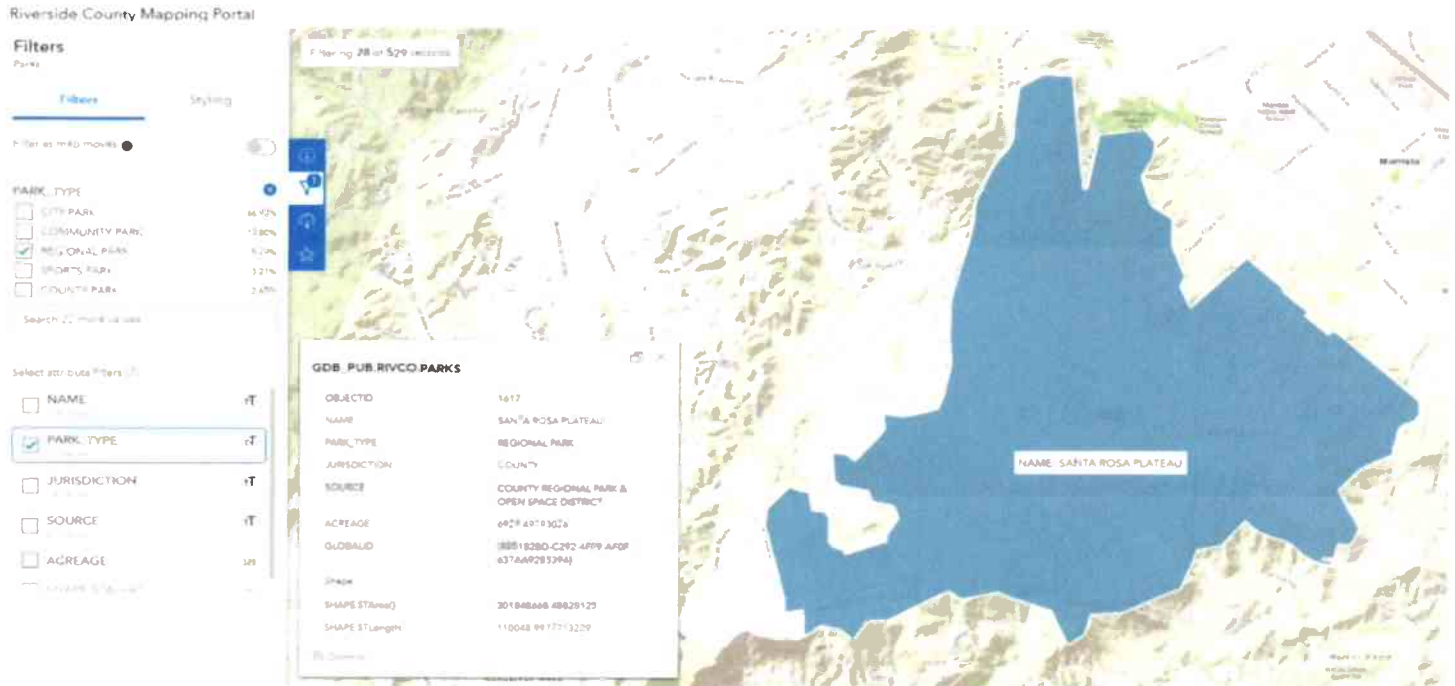
21.1
James
Waite

Submitted By:
James Waite

21.1 1/11/2022

2. The Santa Rosa Plateau Ecological Reserve is considered a public park with a designated park type of “Regional Park”

- a. The “Riverside County Mapping Portal, aka GIS” confirms that the Santa Rosa Plateau area is considered a “Regional Park”



- b. The Southwest General Plan also refers to the plateau as a “Regional Park”

The Santa Rosa Plateau Ecological Reserve

The 8,200-acre Santa Rosa Plateau Ecological Reserve is located on the east side of the Santa Ana Mountains, immediately west of the Cities of Murrieta and Temecula. This unusually rich habitat serves as both a habitat reserve and active regional park. The Reserve is also unique in that it is a cooperative management project of the Nature Conservancy, the Riverside County Regional Park and Open Space District, the California Department of Fish and Wildlife, the U.S. Fish and Wildlife Service, and the Metropolitan Water

3. The RivCo Parks website states that over 50,000 day-use visitors and 7,000 students visit annually to become inspired by one of their community's most outstanding natural and cultural resources.



Another landowner on the Reserve is the Riverside County Regional Park and Open-Space District. The Park District is responsible for visitor services including a 40 mile trail system, Visitor Center, and education programs. Together with the financial support from the nonprofit Santa Rosa Plateau Foundation, the Riverside County Regional Park and Open-Span District annually hosts over 7,000 local grade school children that visit and become inspired by one of their community's most outstanding natural and cultural resources.

Additional purchases have expanded the Plateau's protected size to nearly 10,000 acres. Annually, more than 50,000 day-use visitors travel to the Reserve for hiking, photography, nature study, etc. Visitors may also use certain designated trails for horseback riding and mountain biking.

4. Ordinance 348, section 19.511 also states that, “The distance shall be measured from the nearest points of the respective lot lines using a direct straight-line measurement.” (See red highlighted section below)

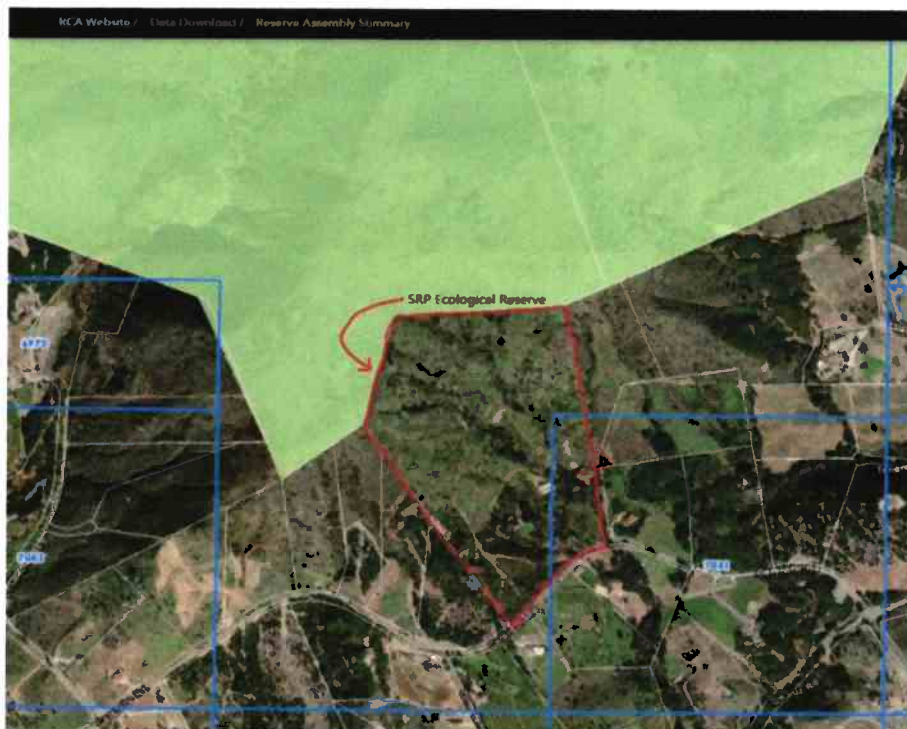
SECTION 19.511. CANNABIS CULTIVATION STANDARDS.

In addition to the approval requirements in Section 19.506 of this ordinance and the development standards in the applicable zoning classification, Cannabis Cultivation operations shall comply with the standards provided below. If there is an inconsistency between the development standards of the zone classification and these standards, the more restrictive standard applies.

A. LOCATION REQUIREMENTS

1. Indoor and Mixed Light Cannabis Cultivation shall not be located within 1,000 feet of any Child Day Care Center, K-12 school, public park, or Youth Center. **The distance shall be measured from the nearest points of the respective lot lines using a direct straight-line measurement.** A new adjacent use will not affect the continuation of an existing legal use that has been established under this Article and continuously operating in compliance with the conditional use permit, and local and State laws and regulations. This location requirement may be modified with the approval of a variance pursuant to Section 18.27 of this ordinance. In no case shall the distance be less than allowed by State law.

- a. The parcel proposed for the Fuego Farms project and the Santa Rosa Plateau Ecological Reserve are **contiguous**, making this project in **violation** of Section 19.511 of Ordinance 348.



CEQA Item	Initial Study Performed?	Peer Reviewed?	MND Evaluation	Additional Comments
Odor	No	*N/A	Less Than Significant Impact	<p>1. Planning staff's conclusion that a quantitative study is "not required" is incorrect. They've failed to demonstrate that the proposed odor abatement systems will perform to the level of the applicant's and manufacturer's claims.</p> <p>*2. An independent odor consultant, hired by the De Luz community stated, "an odor study must be conducted to ensure there are no significant odor impacts to the surrounding community.</p> <p>3. The TLMA has stated that they do not have the technology to detect cannabis odor.</p> <p>4. Even with abatement technology, Santa Barbara county's biggest issue is with odor. Residents have filed 959 odor complaints over the past year.</p>
Lighting	No	N/A	Less Than Significant Impact	<p>1. Planning staff focuses primarily on "light spillage", neglecting to assess the impacts of "light visibility" on wildlife and the surrounding community.</p> <p>2. This facility proposes 49 exterior flood lights to be illuminated all night, every night, for 365 days per year. The typical residence has a handful of lights that "turn off" at some point during the night.</p> <p>3. CDFW requested that a "robust lighting plan" be developed to minimize the biological effects and impacts of night lights. It appears planning staff and applicant did not comply.</p>

CEQA Item	Initial Study Performed?	Peer Reviewed?	MND Evaluation	Additional Comments
Noise	Yes	Yes	Less Than Significant Impact	1. An independent peer review, facilitated by the De Luz community, was conducted and determined that the initial study's calculations were incorrect and that guidelines set forth by CEQA were not followed.
Sheriff Services	No	N/A	Less Than Significant Impact	<p>1. Planning staff's analysis fails to acknowledge our rural community's lack of dedicated law enforcement (40 hours per week).</p> <p>2. Planning staff also fails to acknowledge the increased response times for our community. (At least 5x more than the City of Temecula)</p> <p>3. The county Sheriff stated that an increase in calls would not impact their ability to respond. He did not address additional deterrence or increased proactive policing.</p>
Fire Services	No	N/A	Less Than Significant Impact	1. The MND fails to "Demonstrate that the proposed development can provide fire services that meet the minimum <i>travel times</i> identified in the Fire Protection and EMS Strategic Master Plan." as stated on pg. 13, item S 5.6"

Additionally, the California Department of Fish and Wildlife failed to review Fuego Farm's Streambed Alteration Agreement (See Excerpt from CDFW's Response):

"Fuego Farms applied for a streambed alteration agreement (Streambed Agreement) for the project. Due to staffing limitations, CDFW missed our deadline to respond and as a result, by law, the project can now proceed as described in the notification without a Streambed Agreement."

CONDITIONAL USE PERMIT 1900038

It is our intent to demonstrate to you that the Staff Report that you are relying on today to make your finding is flawed. And it should not be relied upon to determine if the proposed Commercial Cannabis Facility is consistent with the General Plan and therefore warrants a Conditional Use Permit.

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*Bryan
Johnson*

*Submitted By
Bryan Johnson
21.1 1/11/2022*

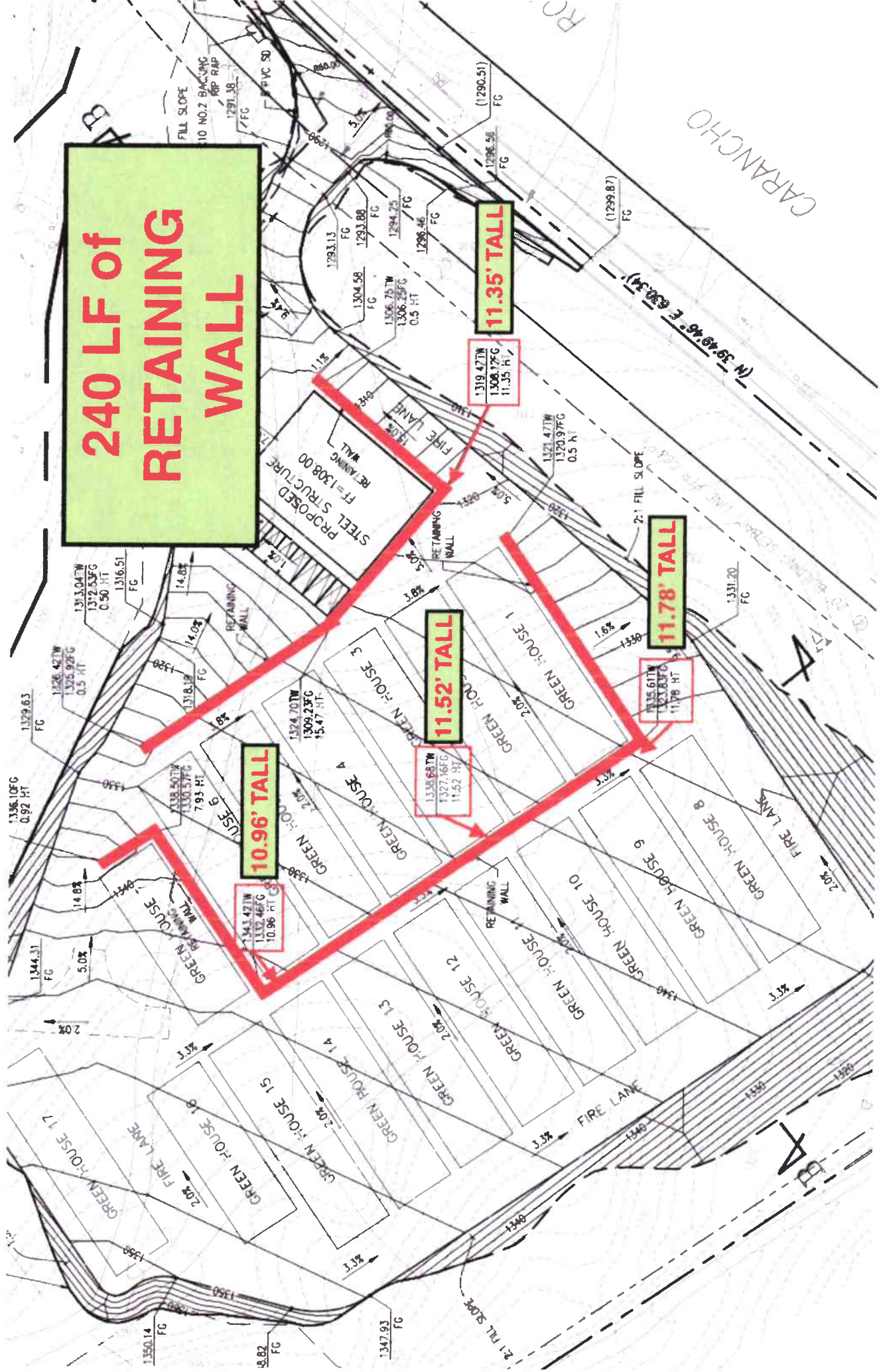
The Staff makes the general finding that the building pad is located on the flattest portion of the parcel to avoid substantial changes to the natural topography of the site.

This project is a Commercial scale grading project, it is not a simple process in any way. The report fails to state that there will be substantial earth moved and extensive structural retaining walls will be required to create the pad to accommodate the green houses.

Over 240 lineal feet of retaining walls averaging 11'-0" in height will be constructed, and 23,000 CF of CUT and 23,000 CF of FILL will be moved.

The finished Commercial scale product will not reflect the natural topography in any way.

**240 LF of
RETAINING
WALL**



11.35' TALL

1319.47TW
1308.12FG
11.35 H'

11.78' TALL

1315.61TW
1303.83FG
11.78 HT

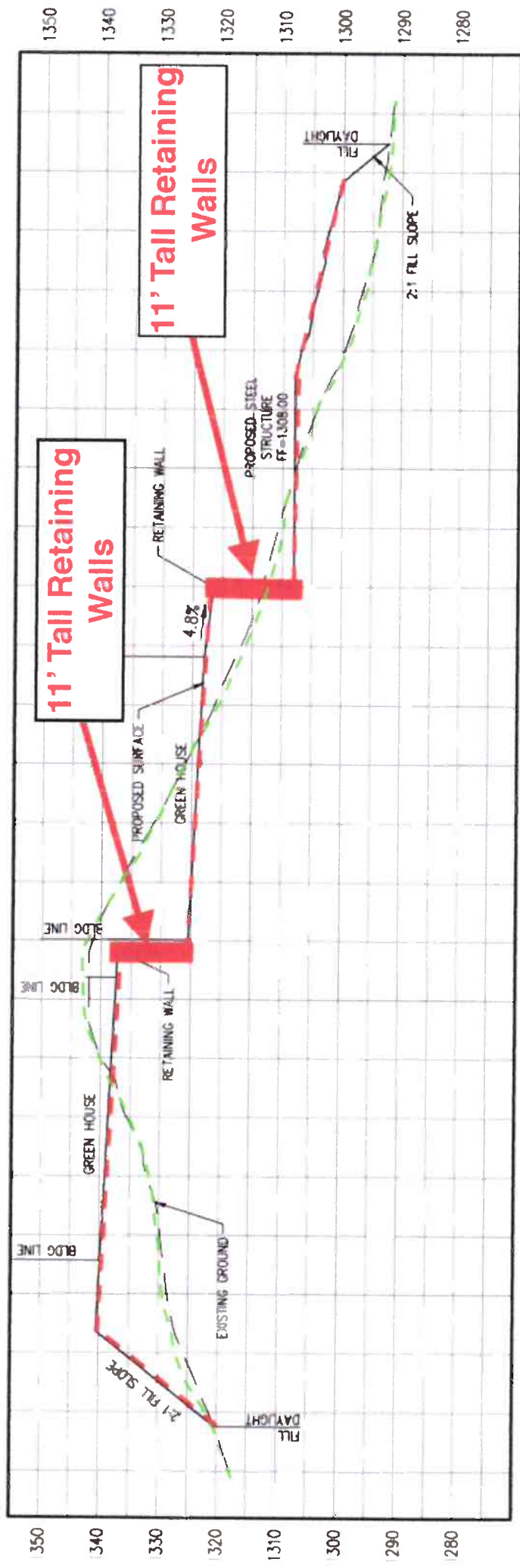
11.52' TALL

1338.65TW
1327.13FG
11.52 HT

10.96' TALL

1341.47TW
1332.51FG
10.96 HT

RETAINING WALLS 1-20



SECTION B-B
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=20'

DIGALFERT

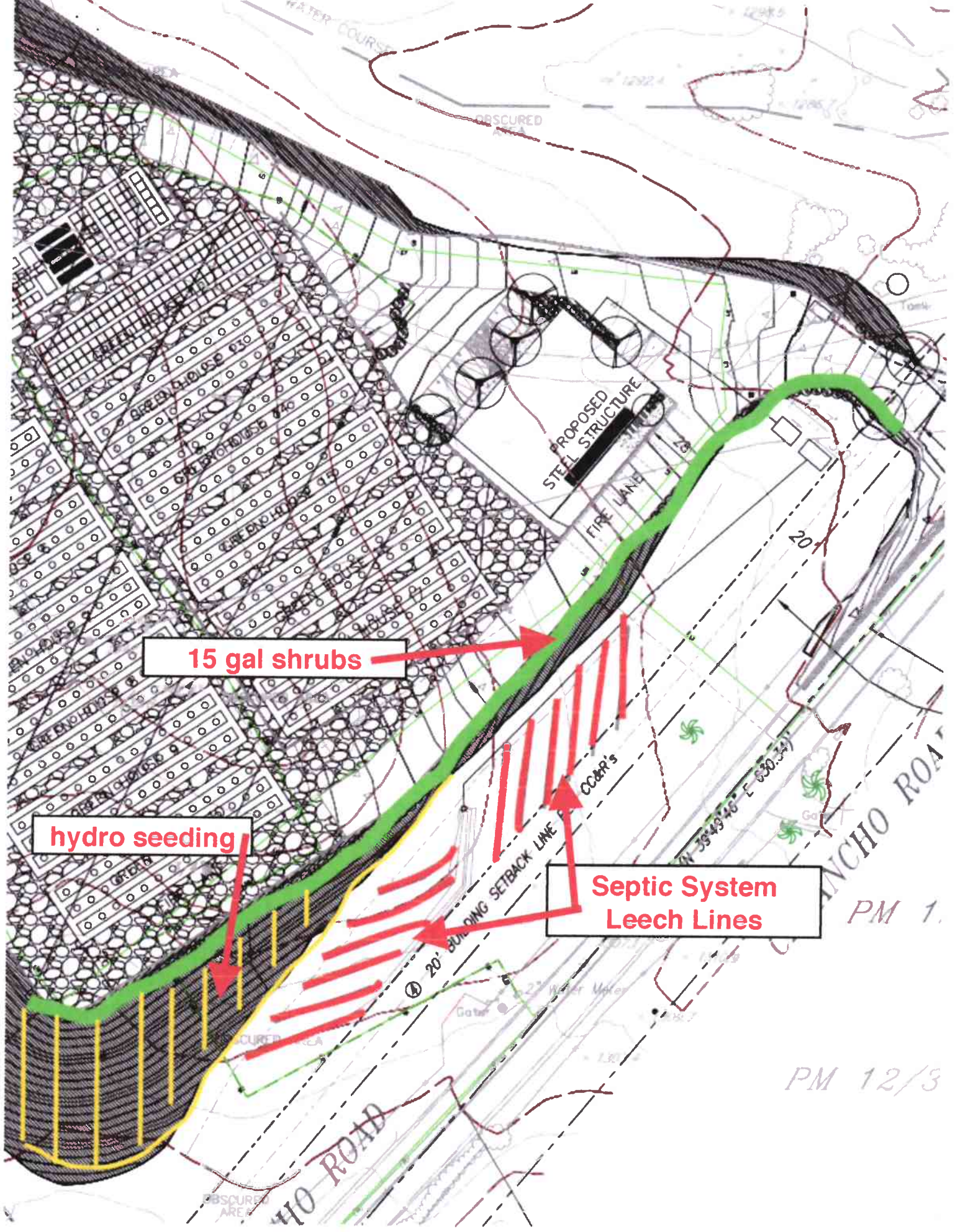
The Staff makes the general finding that the proposed use will be adequately screened from the right of way and adjacent properties.

Staff and the Applicant presented a 3D rendering of what the finished project landscaping would look like at the Planning Commission hearing and as recently as last week. The 3D rendering is a complete misrepresentation of what the finish landscaping at the right of way will actually look like.

The project landscape drawings show that the only planting between the street and the enclosure fence will be 15 gal shrubs along the fence.

Some hydro seeding will be applied at the disturbed areas that are graded. The applicant is not planting any trees in the street frontage of his project nor along any of the adjacent property lines to shield the facilities. Unfortunately for the neighborhood, the applicant has located their leech field lines for their septic system in this critical front yard setback location. From the street this project will look like what it is, a commercial cannabis cultivation facility which does nothing to preserve the rural character or charm of the neighborhood.





15 gal shrubs

hydro seeding

Septic System Leech Lines

CC&P's

20' BUILDING SETBACK LINE

PM 1.

PM 12/3

OBSCURED AREA

HO ROAD

CANTONHO ROAD

W 35-43-40 E 630-347

PROPOSED STEEL STRUCTURE

FIRE LANE

WATER COURSE

OBSCURED

CURB

Gate

Water Meter

W 35-43-40 E 630-347

W 35-43-40 E 630-347

W 35-43-40 E 630-347

W 35-43-40 E 630-347

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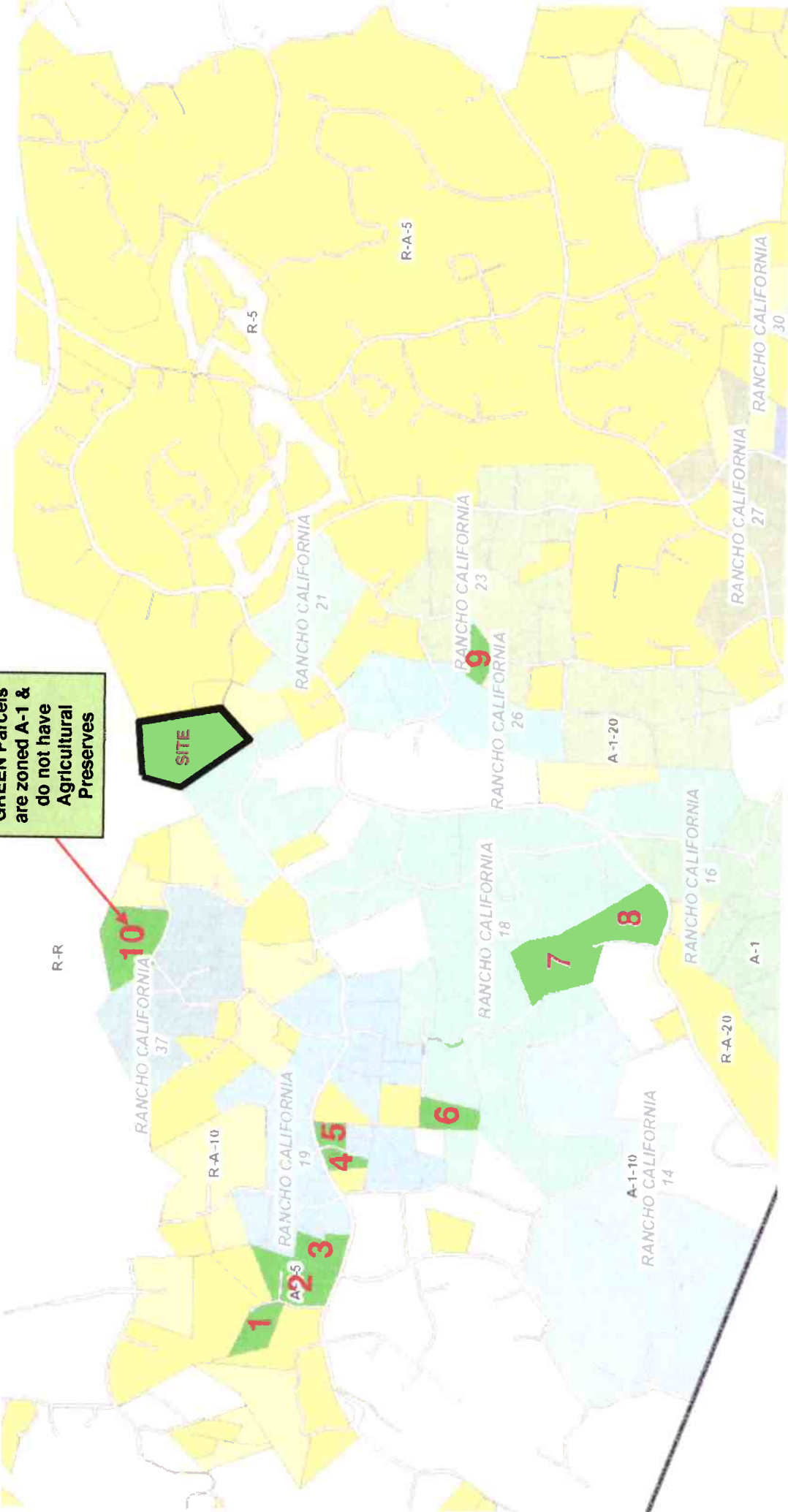
The Staff makes the general finding that the Medium Mixed Light Cannabis Facility is compatible with the surrounding properties.

The Report fails to state that the surrounding properties all have zoning that prohibit Cannabis Cultivation. As a matter of fact, there are only 10 possible parcels in the entirety of the Santa Rosa Plateau/De Luz Area that do not have zoning prohibiting Cannabis Cultivation. Approval of this project will be introducing a use that is completely incompatible with the area and it will grant a property right with significant economic value to a single individual that no other property owner in the community can likely obtain.

Additionally, Staff shared this opinion in the July 18, 2018 report to the Board of Supervisors regarding the compatibility of Medium Mixed Light Cultivation in rural residential areas.

Larger operations (such as Medium Mixed Light Cultivation) could lead to situations where the cultivation is the primary use of the property and not the residential uses, which typically create further compatibility issues. Larger scale operations require more employees, accessibility improvements, and building code improvements that are generally not consistent with residential use and have the potential to produce greater impacts. This could also create a significant number of potential enforcement issues.

**GREEN Parcels
are zoned A-1 &
do not have
Agricultural
Preserves**



The MAJOR FLAW with the Staff Report which makes this project unqualified for a CUP approval is Staff's general finding that Commercial Agriculture is a compatible use with the Rural Foundation/Rural Mountain Land Use designation for this parcel.

Staff is not correct when it makes the general finding that "Commercial Agriculture" is consistent with the "Limited Agriculture" vision of the General Plan's principles for Rural Foundation/Rural Mountainous Land Use?

To substantiate our position, we cite Staff's opinion written in the Staff report to the Board dated July 18, 2018.

*"Much of the R-R zone possesses General Plan land uses of Conservation, **RURAL MOUNTAINOUS** and Open Space Rural. These land uses (Rural Mountainous as in applicant's case) are generally not compatible with commercial agricultural uses and therefore would generally be incompatible with Cannabis Cultivation."*

Their opinion unequivocally states that Commercial Agriculture/Cannabis cultivation is not compatible with the Rural Mountainous Land Use that this project is located in.

What is the process when an A-1 zoned parcel which allows “commercial agriculture” is located in a non-compatible Rural Foundation/Rural Mountainous Land Use Area that only allows “Limited Agriculture”?

“Zoning designations are required by law to be consistent with the General Plan. If the Zoning is inconsistent with the General Plan, then it needs to be changed or the General Plan needs to be amended.”

(Admin Ch 11 A-4)

In the case of this project the “Limited Agriculture” principle of the General Plan supersedes the “Commercial Agriculture” provision of the A-1 Zoning.

Staff forewarned this zoning conflict was likely to occur in their Report to Board dated March 20, 2018.

“In the cases of all discretionary permits a finding must be made that the zoning is consistent with the General Plan Land Use Designation. Therefore, although the details included herein encompass zoning only as a method for determining appropriate locations for commercial cannabis businesses, during the permit process each independent case will be required to prove that the land on which the permit is being sought conforms to the General Plan Land Use. In some cases, depending on the General Plan Land Use this may exclude a property that is zoned appropriately from obtaining a permit or could require the need to process a General Plan Amendment.”

The only path forward for the Board of Supervisor to legally approve a Commercial Cannabis Cultivation project on this parcel is to process a General Plan Amendment changing this parcel's Foundation Concept to Agriculture and its Land Use Designation to Agriculture.

THIS PROJECT IS THE RIGHT ZONING IN THE WRONG NEIGHBORHOOD

PLEASE PROTECT AND PRESERVE THE SANTA ROSA ECOLOGICAL PRESERVE AND THE COMMUNITY OF DE LUZ FOR GENERATIONS TO COME AND DENY THIS PROJECT TODAY

Notes for Tuesday Meeting on change in land-use designation around the Santa Rosa Plateau Preserve. REVISED 10 January 2022, 10:00 pm

Tom Scott
Professor of Extension in Natural Resources
Department of Environmental Science Policy and Management, University of California Berkeley, and Department of Earth Sciences, University of California Riverside

The nexus between Tuesday's vote and the WCR MSHCP

The Santa Rosa Plateau is an integral part of the Western Riverside County Multiple Species Habitat Conservation Plan (WRC MSHCP), a covenant between developers, conservationists, the County, and State/Federal Wildlife Agencies. The Project under consideration on Tuesday challenges the agreement, which settled endangered species conflicts in western Riverside County. No one involved in the WRC MSHCP process, from environmentalists to home builders, wants to see that covenant eroded, especially for a project that contributes so little to County residents.

The WRCMSHCP requires that a group of core wildlife areas will be maintained in their existing (2003) state, and that additional lands will be committed to conservation as the County is developed. In exchange the US Fish and Wildlife Service and California Department Fish and Wildlife would allow incidental take under their perspective Endangered Species Acts (ESA), in effect ending years of ESA legal battles over land development in western Riverside County.

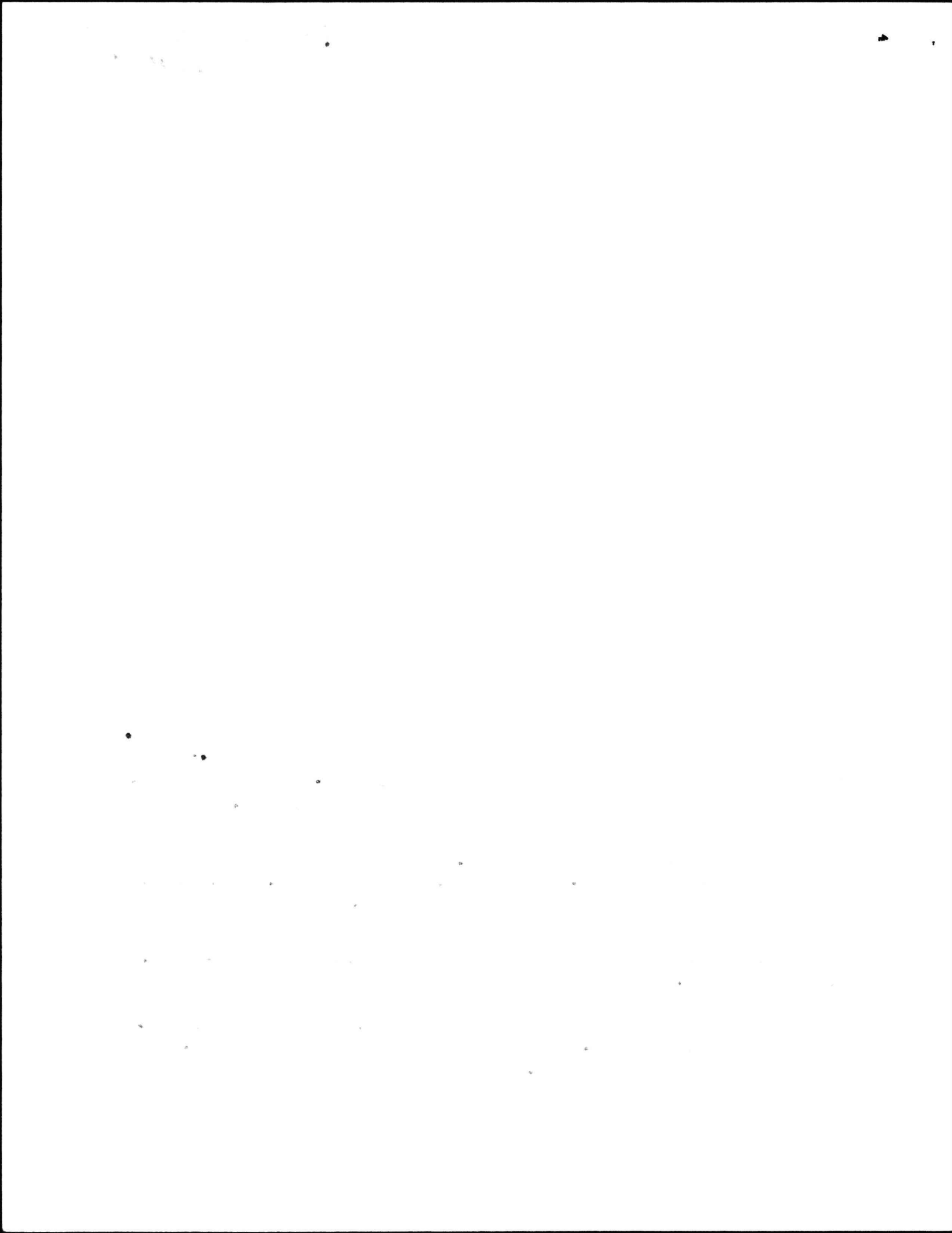
The original language defining the Santa Rosa Plateau Core Area (Existing Core, F, highlighted in text beyond) explicitly described the critical value of the Rural Mountainous designation for land-use adjacent to the Plateau. Hence the value of the Plateau in WRC MSHCP negotiations was linked to its adjacent land use.

The project parcel borders the Plateau; however, it is zoned A-1, with an exceptionally broad range of allowed activities. However, many of these allowed activities (e.g., mining operations, private schools, public utility facilities) are potentially incompatible with the persistence of the Santa Rosa Plateau as a Core area of the WRC MSHCP.

If the County chooses to follows the broadly designated activities zoned for this property under A-1, it inadvertently sets a precedent for incompatible activities to be approved for lands adjacent to the Plateau and other Core Areas across western Riverside County - without the due diligence or mitigation. That in turn could jeopardize the value of these Core Areas to the WRC MSHCP; and jeopardize the County's incidental take permit under the Plan.

Submitted By:
Tom Scott

21.1 1/11/2022



The Legacy and Impact of the WCR MSHCP

The WRC MSHCP is critical to the economy and well-being of western Riverside County, because the region has more endangered species and had more ESA Conflicts than any other part of the United States. The Plan grew out of the frustration of both developers and conservationists, who had experienced over 25 years of unresolved conflicts. First iterations of the Plan started in the early 1990s; but it evolved through monthly negotiations of the involved parties for over 7 years (1996- 2003) and became a model for the resolution of ESA conflicts. Key to the Plan was a set of Promissory Clauses to all parties, codifying the first sentence of the paragraph above: status quo and enhancement of habitat protection and incidental take during County activities (capital facilities) and land development within the boundaries of the Plan.

The Plan was championed by all the sitting County Supervisors at the time, and was undertaken by the Building Industry of Southern California, Farm Bureau, all the major construction and utility companies, and all regional and national conservation NGOs. It was a partnership between The County Land-use Planning Agency, USFWS, CAL Fish and Wildlife, and the University of California. It was shepherded a core of developers (including Wan Yu) and conservationists (including Jane Block and Dan Silver).

- NO ONE WANTS TO GO BACK -
BUT EVERYONE HAS CONCERNS

The WRC MSHCP was ambitious: it cost over 5 million dollars to develop and will eventually cost millions of dollars to institute. But it unburdened billions of dollars of land develop and County capital facilities.

The WRCMSHCP was a compromise, and all the negotiators were left with concerns. Most of these concerns have resolved with time, and the Plan has persisted for almost 20 years. Endangered Species management in western Riverside County went from National News in 1993 to the almost mundane activities of a small County agency in 2021.

Background Information from the Plan Document

A description of the Santa Rosa Plateau as a Core Element of the WRCMSHCP can be found in Volume 1, Section 4, Existing Core F, of the plan document. Existing Core F is described as a preserve area surrounded by specific zoning, which was needed for the persistence of the preserve and its connection to other habitat areas:

Existing Core F

Existing Core F consists of the Santa Rosa Plateau Ecological Reserve, located in the southwest region of the Plan Area. Existing Core F is connected to other MSHCP conserved lands via several Linkages: Proposed Constrained Linkage 13 (Murrieta Creek) and Proposed Linkage 10 connect the Core to conserved lands in the southeast, Proposed Constrained Linkages 11 (De Luz Canyon) and 12 (Sandia Canyon) connect the Core to San Diego County in the south, and Proposed Linkage 9 (Tenaja Corridor) connects the Core to Existing Core B in the west. This Core represents a large habitat block with a relatively low proportion of its area potentially affected by edge (approximately 460 acres of the total 8,360 acres) and a comparatively low P/A ratio. Furthermore, much of the Core is surrounded by a Rural Mountainous land use designation, which will further lower Edge Effects at the borders of the Core. For these reasons Existing Core F can be expected to provide high quality movement and Live-In Habitat for the species listed in the table below. Maintenance of hydrological processes and water quality will be necessary, however, to provide Habitat for persistence of species such as vernal pool fairy shrimp, thread-leaved brodiaea, Orcutt's brodiaea, western pond turtle, vernal barley, Riverside fairy shrimp, Santa Rosa Plateau fairy shrimp, and California red-legged frog. Management entities in this existing Core include: The Nature Conservancy, County of Riverside and California Department of Parks and Recreation.

There are a number of definitions in the Plan document describing land-use and agricultural uses within the plan areas.

Agriculture	For the species analyses, references to agriculture refer to the Vegetation Community, Agriculture, as depicted on the MSHCP Vegetation Map, Figure 2- 1 of the MSHCP, Volume I.
Agricultural Operations	The production of all plants (horticulture), fish farms, animals and related production activities, including the planting, cultivation and tillage of the soil, dairying, and apiculture; and the production, plowing, seeding, cultivation, growing, harvesting, pasturing and fallowing for the purpose of crop rotation of any agricultural commodity, including viticulture, apiculture, horticulture, and the breeding, feeding and raising of livestock, horses, fur-bearing animals, fish, or poultry, the operation, management, conservation, improvement or maintenance of a farm or ranch and its buildings, tools and equipment; the construction, operation and maintenance of ditches, canals, reservoirs, wells and/or waterways used for farming or ranching purposes and all uses conducted as a normal part of such Agricultural Operations; provided such actions are in compliance with all applicable laws and regulations. The definition of Agricultural Operations shall not include any activities on state and federal property or in the MSHCP Conservation Area.
Existing Agricultural Operations	Those lands within the MSHCP Plan Area that are actively used for ongoing Agricultural Operations, as further defined in Section 11.3 of the IA and Section 6.2 of the MSHCP, Volume I.
Existing Agricultural Operations Database	The database created by the County to identify Existing Agricultural Operations, as further defined in Section 11.3 of the IA.

Changed Circumstances	Changes in circumstances affecting a Covered Species or the geographic area covered by the MSHCP that can reasonably be anticipated by the Parties and that can reasonably be planned for in the MSHCP. Changed Circumstances and the planned responses to those circumstances are more particularly described in Section 11.4 of the IA, and Section 6.8 of the MSHCP, Volume I. Changed Circumstances do not include Unforeseen Circumstances.
Conserved Habitat	Land that is permanently protected and managed in its natural state for the benefit of the Covered Species under legal arrangements that prevent its conversion to other land uses, and the institutional arrangements that provide for its ongoing management.
Constrained Linkage	A constricted connection expected to provide for movement of identified Planning Species between Core Areas, where options for assembly of the connection are limited due to existing patterns of use.
Core Area	A block of Habitat of appropriate size, configuration, and vegetation characteristics to generally support the life history requirements of one or more Covered Species.
Development	The uses to which land shall be put, including construction of buildings, structures, infrastructure and all alterations of the land.
Discretionary Project	A proposed project requiring discretionary action or approval by a Permittee, as that term is used in CEQA and defined in State CEQA Guidelines section 15357, including issuance of a grading permit for County projects.
Edge Effects	Adverse direct and indirect effects to species, Habitats and Vegetation Communities along the natural urban/wildlands interface. May include predation by mesopredators (including native and non-native predators), invasion by exotic species, noise, lighting, urban runoff and other anthropogenic impacts

(trampling of vegetation, trash and toxic materials dumping, etc.).

Major Amendments	Those proposed amendments to the MSHCP and the IA as described in Section 20.5 of the IA and Section 6.10 of the MSHCP, Volume I.
Minor Amendments	Minor changes to the MSHCP and the IA as defined in Section 20.4 of the IA and Section 6.10 of the MSHCP, Volume I.
New Agricultural Lands	The acreage converted to Agricultural Operations after the Effective Date of the IA, as described in Section 11.3 of the IA and Section 6.2 of the MSHCP, Volume I.
New Agricultural Lands Cap	A designated maximum number of acres of New Agricultural Land within the Criteria Area, as described in Section 11.3 of the IA and Section 6.2 of the MSHCP, Volume I.
Rural Mountainous	A County of Riverside General Plan land use designation currently permitting single-family residential uses with a minimum lot size of 10 acres with limited animal keeping and agricultural uses allowed; characterizes areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater
Third Party Take Authorization	Take Authorization received by a landowner, developer, farming interest or other public or private entity from the Permittees pursuant to Section 17 of the IA, thereby receiving Take Authorization for Covered Species Adequately Conserved pursuant to the Permits and in conformance with the MSHCP and IA.

Here is a quick synopsis of the nexus between the approval vote for a land-use change for the Santa Rosa Plateau Cannabis facility and the Western Riverside Multiple Species Habitat Conservation Plan.

The concern is that approval would set precedent and erode a plan that has been functioning without incident for the past 20 years.

I always knew that the Plan might falter as folks forgot the intensity of pre-WRCMSHCP battles, but never imagined that it would happen because of the Pot Factory.

This evening I received additional documentation that identified 3 factual errors in my initial report:

- (1) the property is zoned A_1 (Light Agriculture), in contrast to the Rural Mountainous designation of the area in the County General Plan;
- (2) RCHCA staff did assessed the value of project area resources to the WRC MSHCP, even if they did not assess the cumulative impacts of approving potentially incompatible uses of A-1 zoning adjacent to Core Preserve Areas; and
- (3) The proponents have not indicated that they will be processing Cannabis beyond what is allowed under the A-1 zoning designation.

Therefore, I need to retract the notes I initially sent you and substitute this version of the report, which corrects these errors.

Please send this corrected copy of my report to any one who received the original report

CONDITIONAL USE PERMIT 1900038

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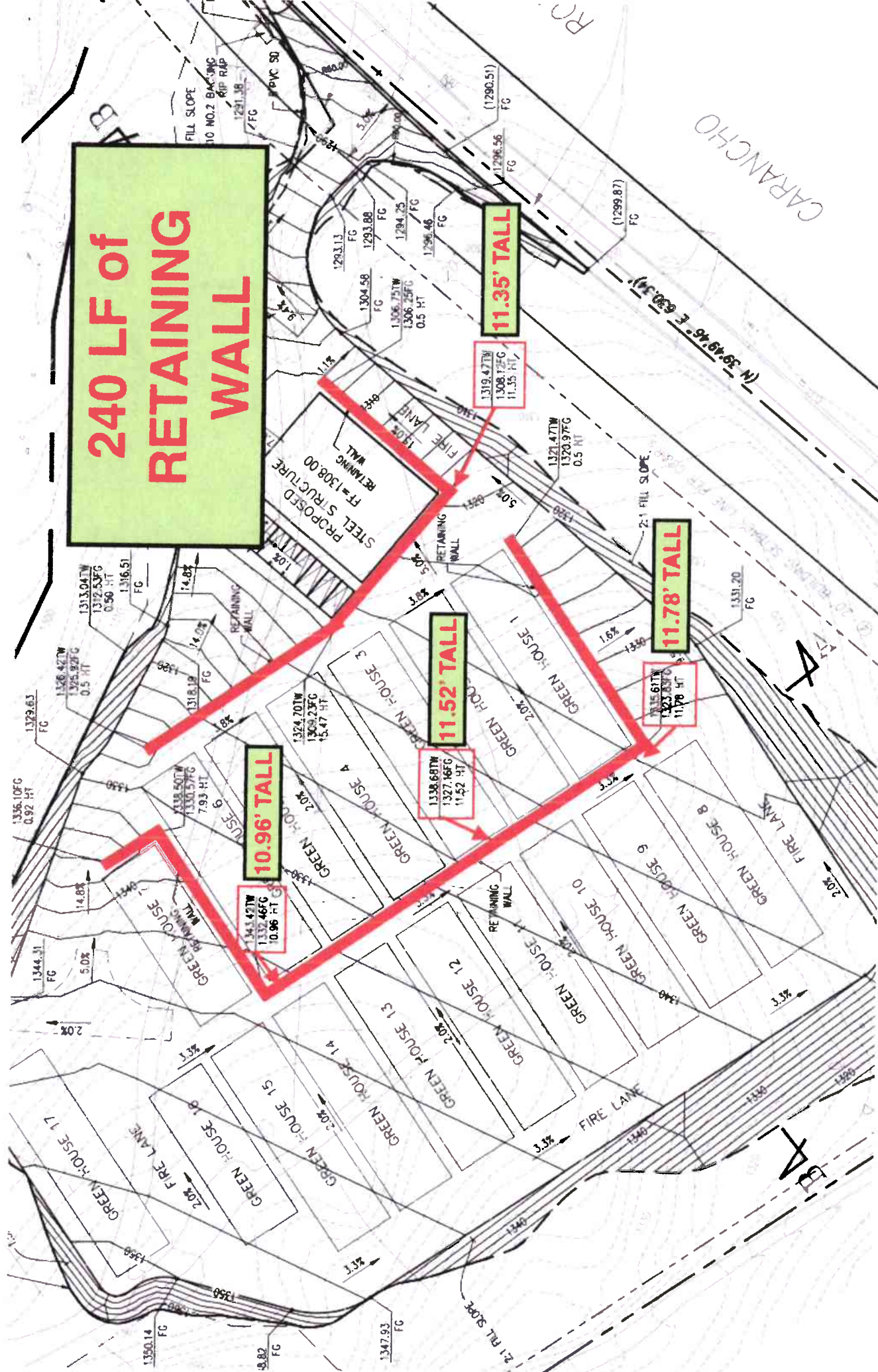
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RETAINING
WALL**



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11.52' TALL

11.35' TALL

11.78' TALL

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1332.46FC
10.96 HT

1338.68TW
1327.66FC
11.02 HT

1319.47TW
1308.12FC
11.35 HT

1315.61TW
1304.60FC
11.01 HT

CARANCHO

(N 39°49'46" E 630.34')

PROPOSED STEEL STRUCTURE
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FC

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0.92 HT

1344.31
FC

1350.14
FC

1347.93
FC

1350.14
FC

1326.42TW
1325.82FC
0.5 HT

1313.04TW
1312.53FC
0.50 HT

1318.19
FC

1318.50TW
1318.57FC
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1309.23FC
15.47 HT

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1306.25FC
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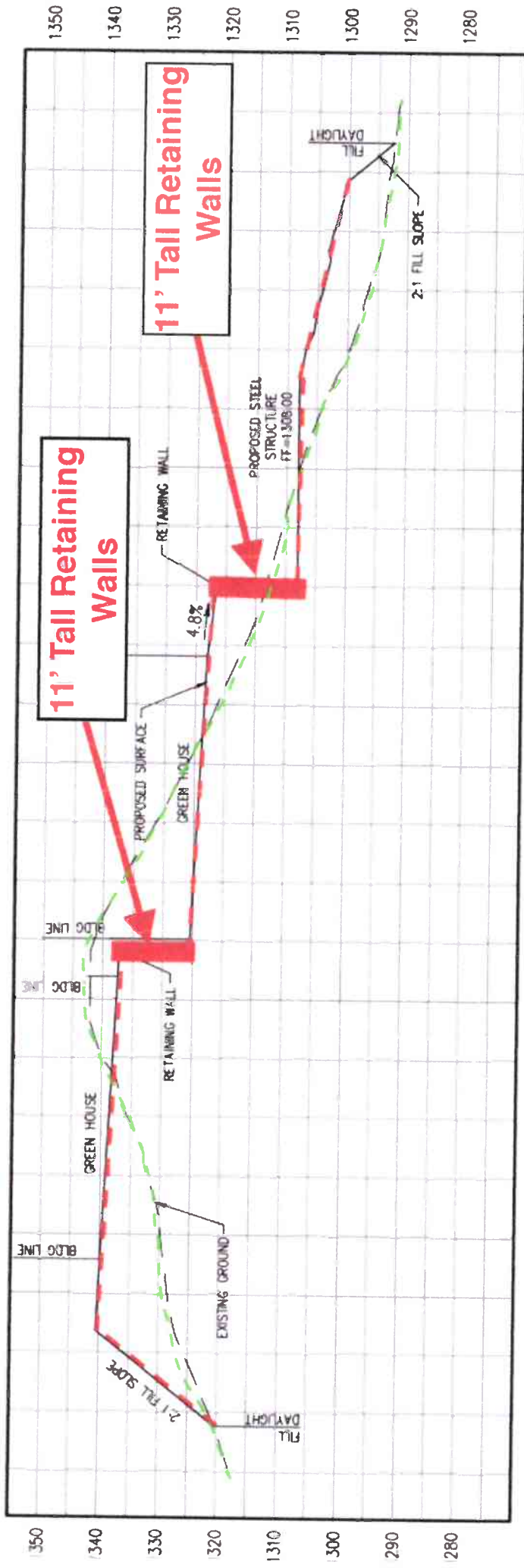
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RETAINING WALLS 1-20



SECTION B-B
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=20'

DIGALERT

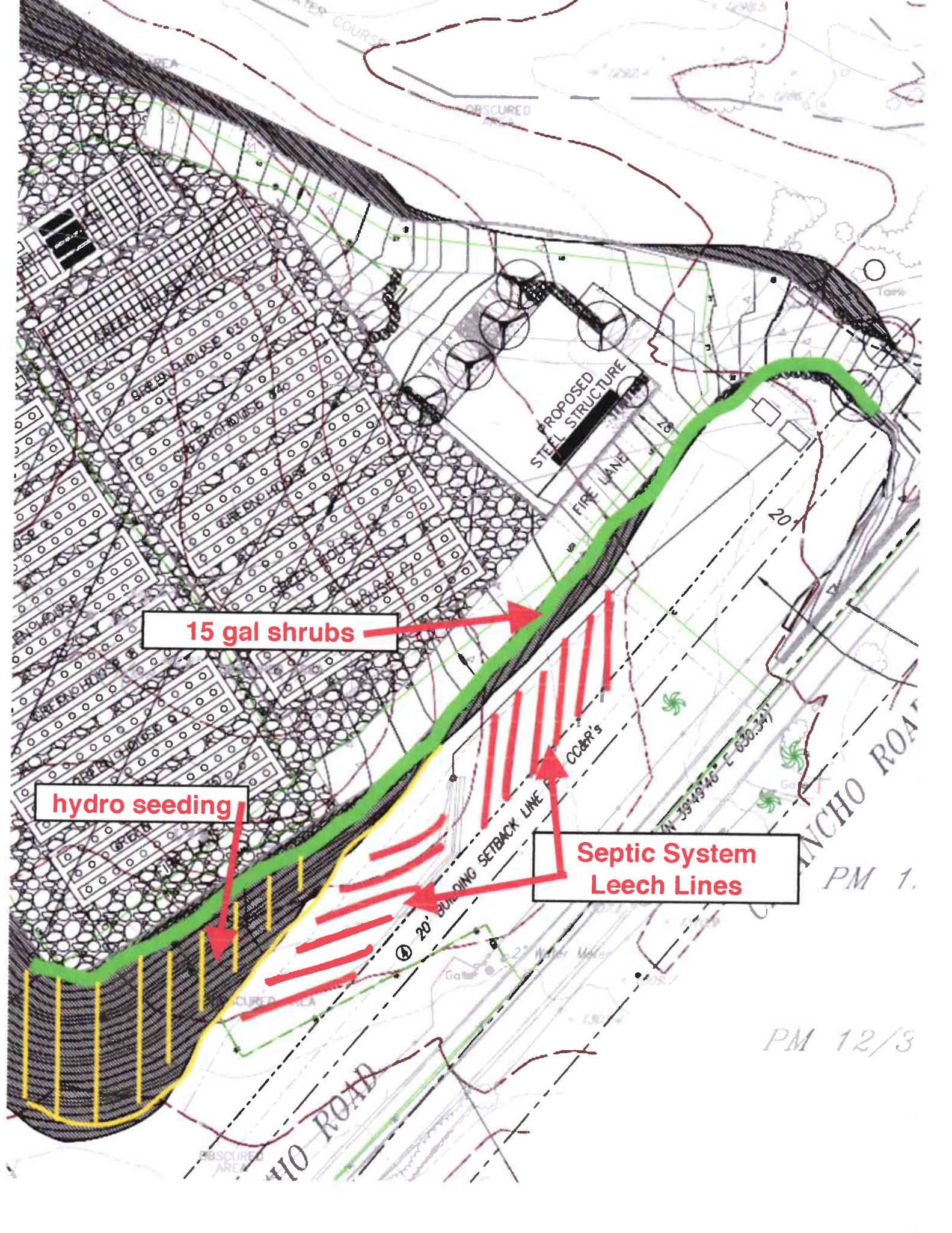
The Staff makes the general finding that the proposed use will be adequately screened from the right of way and adjacent properties.

Staff and the Applicant presented a 3D rendering of what the finished project landscaping would look like at the Planning Commission hearing and as recently as last week. The 3D rendering is a complete misrepresentation of what the finish landscaping at the right of way will actually look like.

The project landscape drawings show that the only planting between the street and the enclosure fence will be 15 gal shrubs along the fence.

Some hydro seeding will be applied at the disturbed areas that are graded. The applicant is not planting any trees in the street frontage of his project nor along any of the adjacent property lines to shield the facilities. Unfortunately for the neighborhood, the applicant has located their leech field lines for their septic system in this critical front yard setback location. From the street this project will look like what it is, a commercial cannabis cultivation facility which does nothing to preserve the rural character or charm of the neighborhood.





15 gal shrubs

hydro seeding

Septic System Leech Lines

CC&P's

PROPOSED STEEL STRUCTURE

FIRE LANE

20' BUILDING SETBACK LINE

CANYON ROAD

W 394946 E 630347

PM 1.

PM 12/3

410 ROAD

OBSCURED AREA

OBSCURED AREA

WATER COURSE

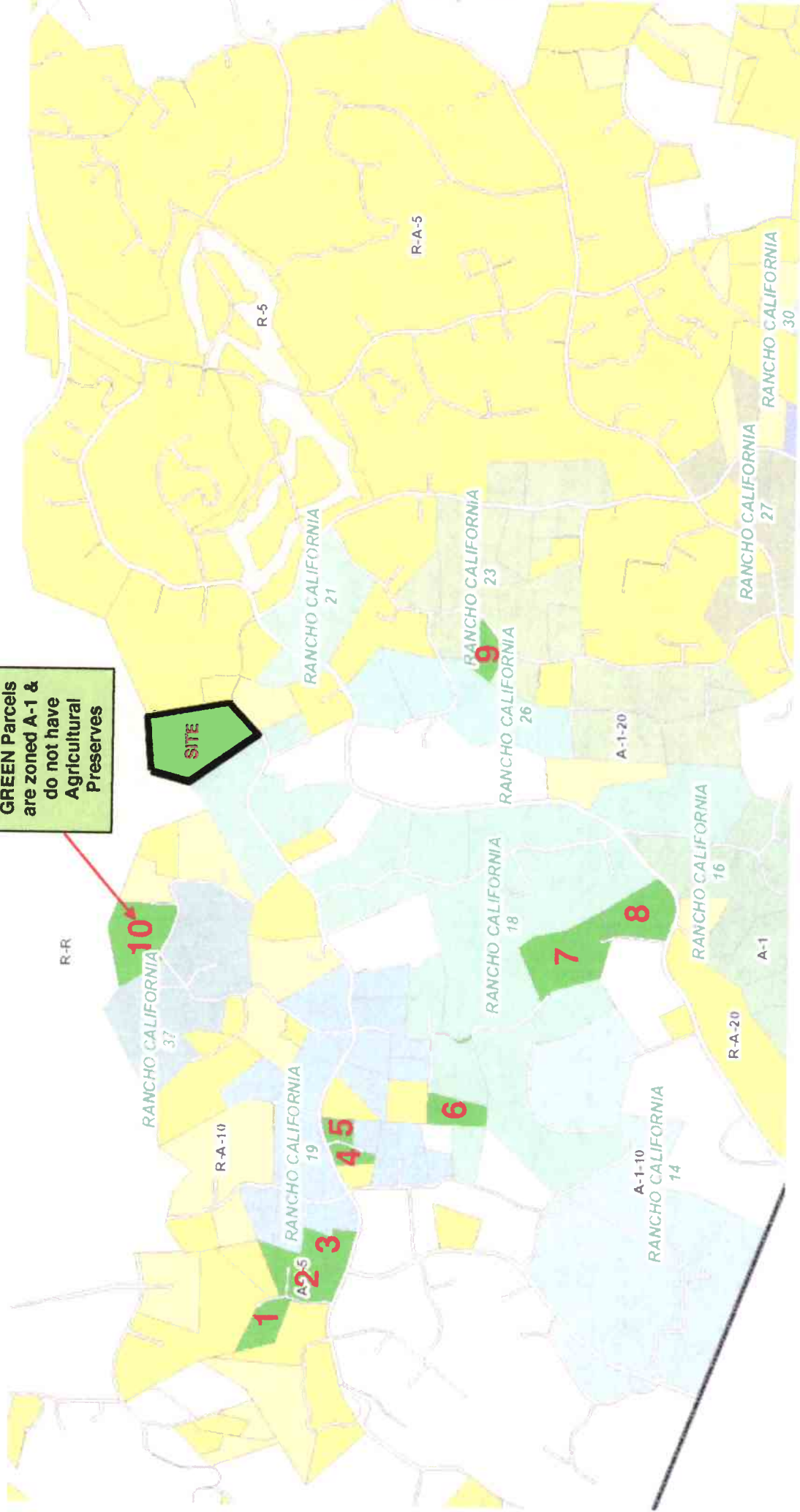
The Staff makes the general finding that the Medium Mixed Light Cannabis Facility is compatible with the surrounding properties.

The Report fails to state that the surrounding properties all have zoning that prohibit Cannabis Cultivation. As a matter of fact, there are only 10 possible parcels in the entirety of the Santa Rosa Plateau/De Luz Area that do not have zoning prohibiting Cannabis Cultivation. Approval of this project will be introducing a use that is completely incompatible with the area and it will grant a property right with significant economic value to a single individual that no other property owner in the community can likely obtain.

Additionally, Staff shared this opinion in the July 18, 2018 report to the Board of Supervisors regarding the compatibility of Medium Mixed Light Cultivation in rural residential areas.

Larger operations (such as Medium Mixed Light Cultivation) could lead to situations where the cultivation is the primary use of the property and not the residential uses, which typically create further compatibility issues. Larger scale operations require more employees, accessibility improvements, and building code improvements that are generally not consistent with residential use and have the potential to produce greater impacts. This could also create a significant number of potential enforcement issues.

GREEN Parcels
are zoned A-1 &
do not have
Agricultural
Preserves



The MAJOR FLAW with the Staff Report which makes this project unqualified for a CUP approval is Staff's general finding that Commercial Agriculture is a compatible use with the Rural Foundation/Rural Mountain Land Use designation for this parcel.

Staff is not correct when it makes the general finding that "Commercial Agriculture" is consistent with the "Limited Agriculture" vision of the General Plan's principles for Rural Foundation/Rural Mountainous Land Use?

To substantiate our position, we cite Staff's opinion written in the Staff report to the Board dated July 18, 2018.

*"Much of the R-R zone possesses General Plan land uses of Conservation, **RURAL MOUNTAINOUS** and Open Space Rural. These land uses (Rural Mountainous as in applicant's case) are generally not compatible with commercial agricultural uses and therefore would generally be incompatible with Cannabis Cultivation."*

Their opinion unequivocally states that Commercial Agriculture/Cannabis cultivation is not compatible with the Rural Mountainous Land Use that this project is located in.

What is the process when an A-1 zoned parcel which allows “commercial agriculture” is located in a non-compatible Rural Foundation/Rural Mountainous Land Use Area that only allows “Limited Agriculture”?

“Zoning designations are required by law to be consistent with the General Plan. If the Zoning is inconsistent with the General Plan, then it needs to be changed or the General Plan needs to be amended.”

(Admin Ch 11 A-4)

In the case of this project the “Limited Agriculture” principle of the General Plan supersedes the “Commercial Agriculture” provision of the A-1 Zoning.

Staff forewarned this zoning conflict was likely to occur in their Report to Board dated March 20, 2018.

“In the cases of all discretionary permits a finding must be made that the zoning is consistent with the General Plan Land Use Designation. Therefore, although the details included herein encompass zoning only as a method for determining appropriate locations for commercial cannabis businesses, during the permit process each independent case will be required to prove that the land on which the permit is being sought conforms to the General Plan Land Use. In some cases, depending on the General Plan Land Use this may exclude a property that is zoned appropriately from obtaining a permit or could require the need to process a General Plan Amendment.”

The only path forward for the Board of Supervisor to legally approve a Commercial Cannabis Cultivation project on this parcel is to process a General Plan Amendment changing this parcel's Foundation Concept to Agriculture and its Land Use Designation to Agriculture.

THIS PROJECT IS THE RIGHT ZONING IN THE WRONG NEIGHBORHOOD

PLEASE PROTECT AND PRESERVE THE SANTA ROSA ECOLOGICAL PRESERVE AND THE COMMUNITY OF DE LUZ FOR GENERATIONS TO COME AND DENY THIS PROJECT TODAY

Proximity to Public Park Issue

1. Ordinance 348, section 19.511 states the following:

- a. Indoor and Mixed Light Cannabis shall not be located within 1,000 feet of any Child Day Care Center, K-12 school, public park, or Youth Center. (See yellow highlighted section below)

SECTION 19.511. CANNABIS CULTIVATION STANDARDS.

In addition to the approval requirements in Section 19.506 of this ordinance and the development standards in the applicable zoning classification, Cannabis Cultivation operations shall comply with the standards provided below. If there is an inconsistency between the development standards of the zone classification and these standards, the more restrictive standard applies.

A. LOCATION REQUIREMENTS.

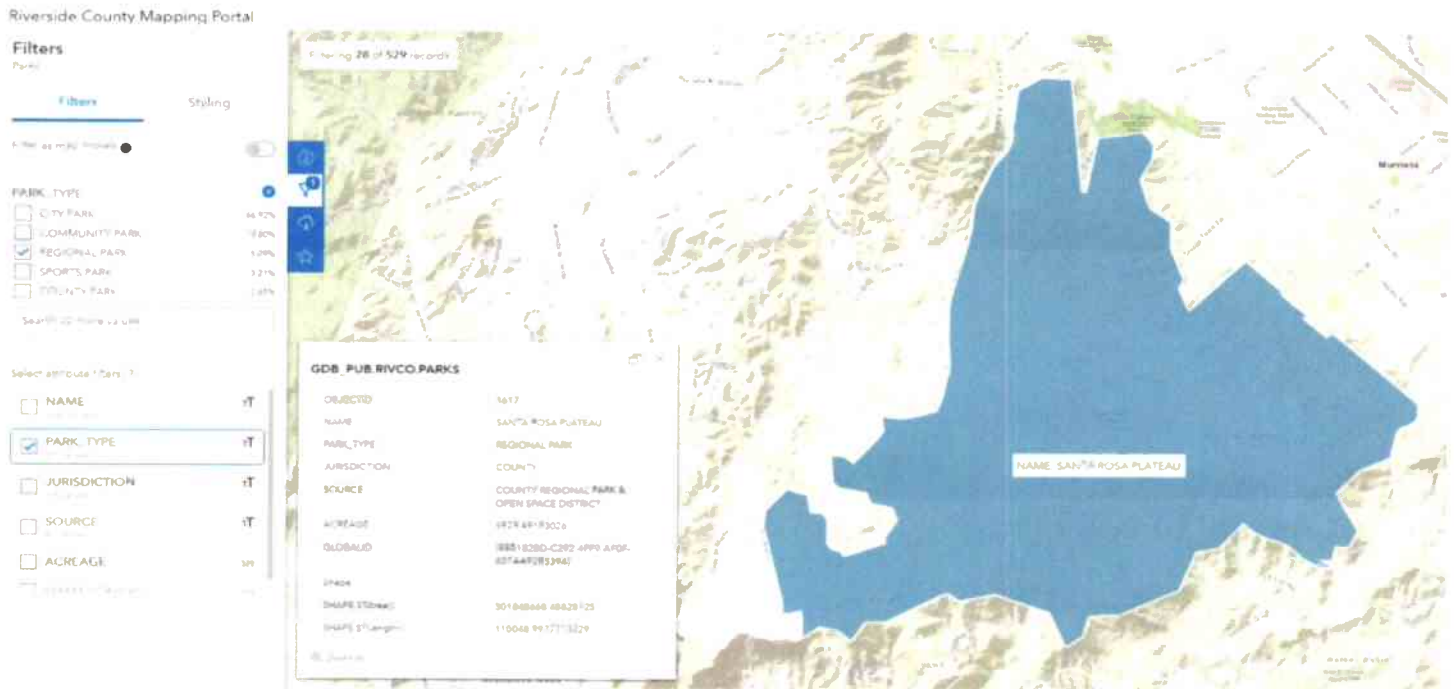
1. Indoor and Mixed Light Cannabis Cultivation shall not be located within 1,000 feet of any Child Day Care Center, K-12 school, public park, or Youth Center. The distance shall be measured from the nearest points of the respective lot lines using a direct straight-line measurement. A new adjacent use will not affect the continuation of an existing legal use that has been established under this Article and continuously operating in compliance with the conditional use permit, and local and State laws and regulations. This location requirement may be modified with the approval of a variance pursuant to Section 18.27 of this ordinance. In no case shall the distance be less than allowed by State law.

James Waite

2/1/2022 1/11/2022

2. The Santa Rosa Plateau Ecological Reserve is considered a public park with a designated park type of “Regional Park”

- a. The “Riverside County Mapping Portal, aka GIS” confirms that the Santa Rosa Plateau area is considered a “Regional Park”



- b. The Southwest General Plan also refers to the plateau as a “Regional Park”

The Santa Rosa Plateau Ecological Reserve

The 8,200-acre Santa Rosa Plateau Ecological Reserve is located on the east side of the Santa Ana Mountains, immediately west of the Cities of Murrieta and Temecula. **This unusually rich habitat serves as both a habitat reserve and active regional park.** The Reserve is also unique in that it is a cooperative management project of the Nature Conservancy, the Riverside County Regional Park and Open Space District, the California Department of Fish and Wildlife, the U.S. Fish and Wildlife Service, and the Metropolitan Water

3. The RivCo Parks website states that over 50,000 day-use visitors and 7,000 students visit annually to become inspired by one of their community's most outstanding natural and cultural resources.



Another landowner on the Reserve is the Riverside County Regional Park and Open-Space District. The Park District is responsible for visitor services including a 40 mile trail system, Visitor Center, and education programs. Together with the financial support from the nonprofit Santa Rosa Plateau Foundation, the Riverside County Regional Park and Open-Span District annually hosts over 7,000 local grade school children that visit and become inspired by one of their community's most outstanding natural and cultural resources.

Additional purchases have expanded the Plateau's protected size to nearly 10,000 acres. Annually, more than 50,000 day-use visitors travel to the Reserve for hiking, photography, nature study, etc. Visitors may also use certain designated trails for horseback riding and mountain biking.

4. Ordinance 348, section 19.511 also states that, “The distance shall be measured from the nearest points of the respective lot lines using a direct straight-line measurement.” (See red highlighted section below)

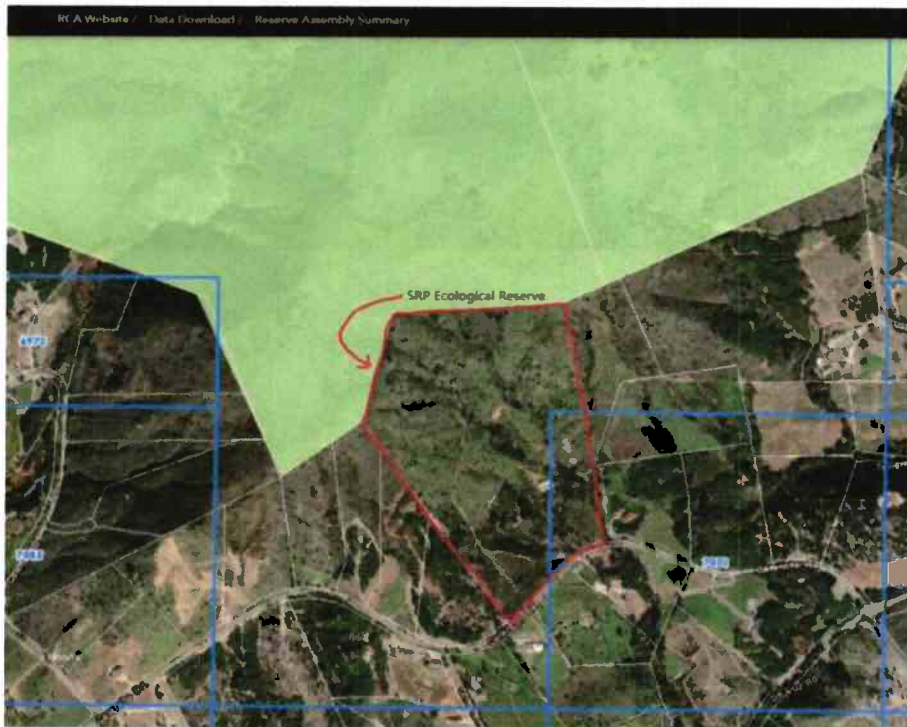
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- a. The parcel proposed for the Fuego Farms project and the Santa Rosa Plateau Ecological Reserve are **contiguous**, making this project in **violation** of Section 19.511 of Ordinance 348.



CEQA Item	Initial Study Performed?	Peer Reviewed?	MND Evaluation	Additional Comments
Odor	No	*N/A	Less Than Significant Impact	<p>1. Planning staff's conclusion that a quantitative study is "not required" is incorrect. They've failed to demonstrate that the proposed odor abatement systems will perform to the level of the applicant's and manufacturer's claims.</p> <p>*2. An independent odor consultant, hired by the De Luz community stated, "an odor study must be conducted to ensure there are no significant odor impacts to the surrounding community.</p> <p>3. The TLMA has stated that they do not have the technology to detect cannabis odor.</p> <p>4. Even with abatement technology, Santa Barbara county's biggest issue is with odor. Residents have filed 959 odor complaints over the past year.</p>
Lighting	No	N/A	Less Than Significant Impact	<p>1. Planning staff focuses primarily on "light spillage", neglecting to assess the impacts of "light visibility" on wildlife and the surrounding community.</p> <p>2. This facility proposes 49 exterior flood lights to be illuminated all night, every night, for 365 days per year. The typical residence has a handful of lights that "turn off" at some point during the night.</p> <p>3. CDFW requested that a "robust lighting plan" be developed to minimize the biological effects and impacts of night lights. It appears planning staff and applicant did not comply.</p>

CEQA Item	Initial Study Performed?	Peer Reviewed?	MND Evaluation	Additional Comments
Noise	Yes	Yes	Less Than Significant Impact	1. An independent peer review, facilitated by the De Luz community, was conducted and determined that the initial study's calculations were incorrect and that guidelines set forth by CEQA were not followed.
Sheriff Services	No	N/A	Less Than Significant Impact	1. Planning staff's analysis fails to acknowledge our rural community's lack of dedicated law enforcement (40 hours per week). 2. Planning staff also fails to acknowledge the increased response times for our community. (At least 5x more than the City of Temecula) 3. The county Sheriff stated that an increase in calls would not impact their ability to respond. He did not address additional deterrence or increased proactive policing.
Fire Services	No	N/A	Less Than Significant Impact	1. The MND fails to "Demonstrate that the proposed development can provide fire services that meet the minimum <i>travel times</i> identified in the Fire Protection and EMS Strategic Master Plan." as stated on pg. 13, item S 5.6"

Additionally, the California Department of Fish and Wildlife failed to review Fuego Farm's Streambed Alteration Agreement (See Excerpt from CDFW's Response):

"Fuego Farms applied for a streambed alteration agreement (Streambed Agreement) for the project. Due to staffing limitations, CDFW missed our deadline to respond and as a result, by law, the project can now proceed as described in the notification without a Streambed Agreement."

Boydd, April

From: cob@rivco.org
Sent: Tuesday, January 11, 2022 10:32 AM
To: COB; green.douglas1@gmail.com
Subject: Board comments web submission

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First Name: Douglas
Last Name: Green
Address (Street, City and Zip): 22711 Carancho Rd, Temecula 92590
Phone: 6198226418
Email: green.douglas1@gmail.com

Agenda Date: 01/11/2022

Agenda Item #
or Public CUP190038

Comment:

State your
position below: Oppose

Comments: This has no place in our neighborhood. Can you list other examples where this type of facility has been allowed in a residential area? Do you think it would be a good idea for San Diego to maybe allow something like this in Rancho Santa Fe? The communities aren't that dissimilar. Furthermore, I'd like to point out the conflict of interest that the county has in this matter. They stand to collect significant tax revenue by approving it, yet they don't even provide public safety and road maintenance in our neighborhood. This is absurd.

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220111 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.

Boydd, April

From: cob@rivco.org
Sent: Tuesday, January 11, 2022 10:51 AM
To: COB
Subject: BOS web comments

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First Name: JEFFERY
Last Name: MORRIS
Email: jmorris@dpmclaw.com
Agenda Date: 01/11/2022
Agenda Item # or Public Comment: 21
State your position below: Oppose
Comments: See attached letter on behalf of City of Murrieta in opposition--Dated January 6, 2022
Attachments (Must be .pdf, .doc, or .docx): [Ltr-to-County-re-Fuego-Farms-S0674162xE1EAB.pdf](#)

Boydd, April

From: Nanthavongdouangsy, Phayvanh
Sent: Tuesday, January 11, 2022 8:22 AM
To: COB
Subject: Fwd: CUP #190038 (I VOTE, YES)

Get [Outlook for iOS](#)

From: Jamie Smith <jamiesmith90250@gmail.com>
Sent: Monday, January 10, 2022 9:40:13 PM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Cc: Nanthavongdouangsy, Phayvanh <PNANTHAV@RIVCO.ORG>
Subject: CUP #190038 (I VOTE, YES)

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Dear Mr. Jeffries,

My name is Jamie Smith, I am writing this email to let you know that I have been following "KEEP OUT BIG WEED" and have joined <https://www.protectdeluz.com>. I see a lot of misinterpretation floating around regarding this cannabis project. I understand some of the concerns regarding this CUP approval. However, I see that the applicant has tried to do some community outreach on multiple occasions and people from the community have decided not to participate; nor respond to letters not giving the applicant the opportunity to come together. At this point it's very clear that the DeLuz Community has decided to only see this as an illegal and dangerous operation and no matter what is said the negative stigma remains.

As per the last public hearing that took place with the planning commission, I also vote "YES" in favor of the applicant and believe we should give him an opportunity to show us that this project can be profitable for the county and can be operated as a legitimate business.

Thank you for your time.

Sincerely,
Jamie Smith

Boydd, April

From: Nanthavongdouangsy, Phayvanh
Sent: Monday, January 10, 2022 4:50 PM
To: COB
Cc: rachelgarrett@losglaw.com
Subject: FW: Opposition to CUP 190038 - 2018 Article on #348 Approval
Attachments: 2018 - BOS Authorizes Marijuana Cultivation.pdf

From: Rachel Garrett <rachelgarrett@losglaw.com>
Sent: Monday, January 10, 2022 4:45 PM
To: Nanthavongdouangsy, Phayvanh <PNANTHAV@RIVCO.ORG>
Subject: Opposition to CUP 190038 - 2018 Article on #348 Approval

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Dear Phayvanh,

As part of documents lodged in opposition to CUP 190038, we would like to include the attached article. This shows that Ordinance 348 was presented to the public as not allowing marijuana cultivation in areas where law enforcement resources were stretched thin, or where residents have made vocal opposition to locating it in their neighborhoods (highlighted).

Best regards,

Rachel Garrett
for
LIEBERG OBERHANSLEY LLP
41911 Fifth Street, Suite 300
Temecula, CA 92590
Tel. No. (951) 699-6600
Fax No. (951) 699-6616

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LAW ENFORCEMENT

Board of Supervisors Authorizes Commercial Marijuana Cultivation and Sales in Areas of Riverside

By Paul J. Young • Published October 24, 2018 • Updated on October 24, 2018 at 2:00 am

The Board of Supervisors, on a 3-2 vote, Tuesday tentatively agreed to permit marijuana cultivation and sales in unincorporated areas of Riverside County and directed staff to refine a set of regulations that will establish where, when and how cannabis is grown and distributed.

Following a nearly four-hour public hearing, during which more than three dozen people spoke, a board majority reached consensus on issues under scrutiny for the last two years.

Supervisors Marion Ashley and John Tavaglione, both of whom are retiring at the end of December, opposed inaugurating any regulatory scheme, citing personal feelings against open and recreational use of marijuana.

"I believe this is taking our society in the wrong direction," Ashley said. "I do not want Riverside County to become like Colorado."

The supervisor pointed to statistics showing triple-digit increases in drugged driving crashes in the Centennial State and a growth in underground criminal enterprises since commercial marijuana cultivation and sales were authorized there six years ago.

"I'm concerned about the impact of this on my children and on your children," Ashley said. "I'm fine with medical marijuana use, but not this. And by having recreational sales (in unincorporated

communities), we'll be surrounding cities like Menifee, Murrieta, Beaumont and Riverside that are not doing it."

Supervisor Kevin Jeffries, who has served on the county's Cannabis Ad Hoc Committee since the beginning of 2017, expressed reluctance to move forward with legalization in the unincorporated areas, but admitted that the tax revenue garnered from cultivation and sales would provide the means to pay for "parks, street lights, community centers" and other facilities in places within his First District that have been neglected.

Estimates on potential county receipts from granting marijuana business permits range from \$10 million to \$17 million annually. The board approved a \$42,000 contract with Brea-based accountancy firm HDL to assess potential first-year income.

Under the regulatory plan, a maximum of 19 marijuana dispensaries and 50 commercial grows may be permitted in 2019. However, all of the commercial enterprises would have to enter into individual development agreements -- contracts -- with the county before they can open for business. Each agreement will be subject to board approval.

The entities would also have to first procure state permits, as required under the Medicinal & Adult-Use Cannabis Regulation & Safety Act, which mandates that localities have the authority to maintain a blanket ban on all commercial cannabis activity, though personal cultivation of up to 24 plants for recreation and medical purposes, as defined under voter-approved Proposition 64, cannot be outlawed.

The board elected to continue prohibitions against mobile dispensaries, and even outdoor commercial grows are limited to nursery stock.

All large-scale grows involving mature cannabis plants must be kept inside buildings, which include greenhouses.

The regulations further specify that no commercial cannabis development will be allowed in designated areas of the county where law enforcement is stretched thin and whose residents have voiced vehement complaints to the county Planning Commission about lights, noise, smell, environmental impacts, water diversion and other factors connected to commercial activity.

Those areas are zoned as residential-agricultural (R-A), residential-rural (R-R) and controlled development (W-2). They encompass areas such as the Anza Valley, Sage and unincorporated Winchester.

Sage resident Bill Donahue expressed his thanks for the prohibition, telling the board that commercial activity should be restricted to where "it can be regulated and where you have law enforcement available."

"None of us want anything like a distillery next to our property," Donahue said. "If an individual wants to grow six plants for personal use, no problem."

Longtime pot deregulation activist Lanny Swerdlow criticized the county block impacting the R-A, R-R and W-2 zones.

"If you did this to other businesses, they would grind to a halt," he said. "What's really beyond comprehension is you're throwing away tax money by doing this."

The supervisors pondered making changes on the spot to the zone restrictions, but after hearing from Transportation & Land Management Agency officials, the stipulations were left alone. According to the TLMA, modifying the regulations would require a zoning change, which can be done at the board's pleasure.

The regulatory framework calls for setbacks to prevent marijuana dispensaries from being within 1,000 feet of schools, parks or daycare centers, and no two dispensaries can operate on the same city block. Fixing the placement of indoor grow sites to create sufficient buffer space between commercial and residential property lines will mean setbacks ranging from 25 to 100 feet, depending on the size of the grow, according to TLMA documents.

Gem Montes with Inland Empire NORML called the framework "convoluted."

"Simplify this process and keep costs reasonable," she told the board. "You will only proliferate the black market with all these regulations. Cannabis operators are not sitting on a pile of cash getting high. They're just people."

Swerdlow, Montes and other activists denounced the development agreements as overly onerous and suggested that the county was baking in failure to deter commercial cannabis enterprises from gaining a foothold.

Jeffries' vote in favor of the regulatory scheme was joined by Supervisors V. Manuel Perez and Chuck Washington.

They asked TLMA and Office of County Counsel staff to return in the next 60-90 days with firm language on guidelines for developer agreements, fees and other components.

Jeffries opined that because the agreements will impose "benefit costs" on applicants that are tantamount to taxes, there's a strong possibility the entire regulatory scheme will be voided by the courts, and the matter will have to be put before voters countywide.

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Weather Forecast

LOS ANGELES, CA

73°

Sunny
0% Precip

TONIGHT

46°

TOMORROW

62°



Boydd, April

From: Nanthavongdouangsy, Phayvanh
Sent: Monday, January 10, 2022 5:07 PM
To: COB
Cc: Rachel Garrett
Subject: FW: Opposition to CUP190038 - California license status

From: Rachel Garrett <rachelgarrett@losglaw.com>
Sent: Monday, January 10, 2022 5:01 PM
To: Nanthavongdouangsy, Phayvanh <PNANTHAV@RIVCO.ORG>
Subject: Opposition to CUP190038 - California license status

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Dear Phayvanh,

Please lodge this with the opposition to CUP 190038. This screenshot from the California Department of Cannabis Control shows that as of 1/10/2022, Samuel Hazelip still has not yet been granted a California cultivator permit.

In its deliberations, the Planning Commission relied heavily on the idea that California cannabis businesses were “strictly regulated,” and this is a point that Samuel Hazelip’s legal counsel also made repeatedly.

However, California no longer allows temporary licensees to sell into the legal market. The process had been abused, and it is no longer an option, as of mid-2020. **If Riverside County grants a permit for Samuel Hazelip and Eric Benet Jordan to start growing cannabis at this location, but California does not grant a permit, then there is no legal market in California for their product.** California regulators are not going to grant the benefit of state regulatory inspections to a business that is not licensed by the stat of California.

License Search

hazelip

Total Results Found: 0

License Number ↑↓	License Type ↑↓	License Status ↑↓	DBA Name ↑↓	Legal Business Name ↑↓	County ↑↓	Effective Date ↑↓
No Entries						

Best regards,

Rachel Garrett
for
LIEBERG OBERHANSLEY LLP
41911 Fifth Street, Suite 300
Temecula, CA 92590
Tel. No. (951) 699-6600
Fax No. (951) 699-6616

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Boydd, April

From: Winston Vickers <twinstonvickers@gmail.com>
Sent: Monday, January 10, 2022 5:06 PM
To: COB
Subject: Re: Board comments web submission
Attachments: Benson_et_al-2019-Ecological_Applications as published.pdf; First signs of inbreeding depression in SoCal male mt lions.pdf

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To the clerk of the board,

If written information may be submitted in support of my testimony, I would like to enter the following documents into the record for consideration in relation to this matter.

Thank you

Dr. Winston Vickers

On Mon, Jan 10, 2022 at 12:58 PM cob@rivco.org <cob@rivco.org> wrote:

First Name: Winston
Last Name: Vickers
Address (Street, City and Zip): 49 Bedford Cove -San Rafael -Ca.94901
Phone: 949 929 8643
Email: twinstonvickers@gmail.com
Agenda Date: 01/11/2022
Agenda Item # or Public Comment: 21.1
State your position below: Neutral

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220111 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

T. Winston Vickers, DVM, MPVM
Associate Veterinarian, UC Davis Wildlife Health Center
949-929-8643 (cell)
twickers@ucdavis.edu, twinstonvickers@gmail.com

Extinction vortex dynamics of top predators isolated by urbanization

JOHN F. BENSON,^{1,2,8} PETER J. MAHONEY,³ T. WINSTON VICKERS,⁴ JEFF A. SIKICH,⁵ PAUL BEIER,⁶ SETH P. D. RILEY,^{2,5}
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Abstract. Extinction risk is elevated in small, isolated populations due to demographic and genetic interactions. Therefore, it is critical to model these processes realistically in population viability analyses (PVA) to inform local management and contribute to a greater understanding of mechanisms within the extinction vortex. We conducted PVA's for two small mountain lion populations isolated by urbanization in southern California to predict population growth, extinction probability, and loss of genetic diversity with empirical data. Specifically, we (1) provide the first PVA for isolated mountain lions in the Santa Ana Mountains (SAM) that considers both demographic and genetic risk factors and (2) test the hypothesis that variation in abundance and mortality between the SAM and Santa Monica Mountains (SMM) result in differences in population growth, loss of heterozygosity, and extinction probability. Our models predicted 16–21% probability of local extinction in the SAM due purely to demographic processes over 50 yr with current low levels or no immigration. Our models also predicted that genetic diversity will further erode in the SAM such that concern regarding inbreeding depression is warranted unless gene flow is increased, and that if inbreeding depression occurs, rapid local extinction will be highly likely. Dynamics of the two populations were broadly similar, but they also exhibited differences driven by larger population size and higher mortality in the SAM. Density-independent scenarios predicted a rapidly increasing population in the SMM, whereas growth potential did not differ from a stable trend in the SAM. Demographic extinction probability and loss of heterozygosity were greater in the SMM for density-dependent scenarios without immigration. However, higher levels of immigration had stronger, positive influences on both demographic viability and retention of genetic diversity in the SMM driven by lower abundance and higher adult survival. Our results elucidate demographic and genetic threats to small populations within the extinction vortex, and how these vary relative to demographic structure. Importantly, simulating seemingly attainable increases in connectivity was sufficient to greatly reduce extinction probability. Our work highlights that conservation of large carnivores is achievable within urbanized landscapes, but requires land protection, connectivity, and strategies to promote coexistence with humans.

Key words: demographic stochasticity; extinction; heterozygosity; inbreeding; mortality; population viability analysis; Puma concolor; urbanization.

INTRODUCTION

Demographic and genetic processes, and interactions between them, influence probability of extinction for small, isolated populations (Saccheri et al. 1998, O'Grady et al. 2006). Specifically, deterministic stressors, demographic and environmental stochasticity, and

inbreeding depression can all contribute to increased extinction probability (Mills and Smouse 1994, Beisinger et al. 2008). However, the relative influence of these processes in different wildlife populations remains difficult to predict and empirical demonstrations are rare (Palomares et al. 2012, Wootton and Pfister 2013). The predicted decline to extinction of small populations from these interacting processes is referred to as the extinction vortex (Gilpin and Soulé 1986). Modeling dynamics of small, isolated populations provides critical information to local conservation efforts and also

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contributes to a more general understanding of the forces influencing extinction.

All populations with small numbers of breeding individuals are likely to be destabilized by demographic stochasticity (Lande 1993, Morris and Doak 2002) and are also the most likely to suffer from inbreeding depression (Mills and Smouse 1994). However, variation in local environmental conditions, and resulting differences in demographic structure, can influence population growth, the rate at which genetic diversity is lost, and extinction probability (Stacey and Taper 1992, Reed 2005). Prior to the onset of inbreeding depression, some small populations continue to exhibit strong survival and reproduction (Benson et al. 2016a), while others suffer from poor demographic performance due to ongoing deterministic stressors (Caughley 1994). Comparing dynamics of isolated populations of the same species but of varying abundance, and with different vital rates and associated deterministic stressors, will increase our understanding of demographic and genetic processes of small populations.

Mountain lions (*Puma concolor*) exist at low density, have female-biased sex ratios, and often exhibit highly skewed male reproductive success (Johnson et al. 2010, Riley et al. 2014). These traits reduce effective population size (Mills and Smouse 1994) and have made mountain lions important study species for investigating small population dynamics (Johnson et al. 2010, Benson et al. 2016a). Indeed, one of the clearest demonstrations of inbreeding depression driving a population to the brink of extinction was with endangered Florida panthers (a subspecies of mountain lions, *Puma concolor coryi*; Johnson et al. 2010). Panthers exhibited reduced fitness from inbreeding depression and declined to fewer than 30 individuals; however, extinction was avoided and the population rapidly increased following genetic restoration (Johnson et al. 2010).

Small, isolated populations of mountain lions have also persisted within the highly urbanized landscape of southern California in the Santa Monica Mountains (SMM) and Santa Ana Mountains (SAM) northwest and southeast of Los Angeles. These two populations exhibit the lowest genetic diversity documented for the species aside from Florida panthers (Ernest et al. 2014, Riley et al. 2014). Recently, a population viability analysis (PVA) indicated that mountain lions in the SMM population exhibited strong survival and reproduction and predicted generally stable population growth for the next 50 yr (Benson et al. 2016a). However, this PVA also predicted potential for extinction due purely to demographic factors, as well as rapid loss of genetic diversity that raised concern about inbreeding depression (Benson et al. 2016a). An earlier PVA for mountain lions occupying the SAM indicated that the population was demographically unstable and that additional habitat loss would lead to a high risk of extinction (Beier 1993). This PVA explicitly considered the influence of corridors and habitat loss on extinction probability due to

demographic processes, but ignored potential effects of inbreeding depression. Furthermore, most of the demographic rates came from the literature rather than from empirical data collected within the SAM (Beier 1993). Given the isolation and low genetic diversity documented for this population (Ernest et al. 2014, Gustafson et al. 2017), as well as additional fragmentation of the available habitat that has occurred (Burdett et al. 2010), an updated PVA constructed with empirical genetic and demographic data is needed for mountain lions in the SAM to evaluate the influence of interactions between genetics, demography, and landscape connectivity in this heavily human-dominated landscape.

The SMM and SAM are both occupied by small populations of mountain lions in similar habitats isolated by anthropogenic barriers and exhibiting low levels of genetic diversity (Ernest et al. 2014, Riley et al. 2014). However, there are notable differences in demographic structure of the two populations that could have consequences for population dynamics and viability. First, the estimated number of breeding adults in the SAM was approximately twice that estimated for the SMMs (Beier 1993, Ernest et al. 2014, Riley et al. 2014, Benson et al. 2016a). Differences in abundance were clearly related to the smaller patch of available habitat within the SMM relative to the SAM (Beier 1993, Benson et al. 2016a). Importantly, smaller population and habitat island size are strong predictors of reduced genetic diversity (Frankham 1995). Second, survival rate of radiocollared adult mountain lions in the SAM, where the main cause of death was collisions with vehicles, was lower than other un hunted populations (Vickers et al. 2015). In contrast, adult survival in the SMM was as high or higher than most un hunted populations and the main cause of death was intraspecific strife (Riley et al. 2014, Benson et al. 2016a). This could have important implications because mountain lion population growth is most strongly influenced by adult female survival (Lambert et al. 2006, Benson et al. 2016a). Thus, comparing the dynamics of these populations will inform conservation efforts and provide empirical insight into the influence of variation in demographic structure (i.e., abundance and survival rate) on the relative influence of demographic and genetic processes, and how they interact to influence extinction risk. Such research would represent an important case study for understanding the dynamics of isolated populations and provide insight into management strategies for maintaining viable populations of top predators within human-dominated landscapes.

We used the individual-based population model of Benson et al. (2016a) parametrized with empirical demographic and genetic data collected during long-term studies of mountain lions in our focal populations to model dynamics and viability. We constructed starting populations with empirical, multi-locus genotypes that reflected the age, sex, and genetic structure of the current populations and projected models forward to estimate

stochastic population growth, extinction probability, and measures of genetic diversity over the next 50 yr. We used these model projections to address multiple questions regarding the viability of populations of top predators in isolated mountain ranges within highly urbanized landscapes. First, we investigated the dynamics and viability of mountain lions in the SAM to evaluate the influence of demographic and genetic processes on probability of extinction. Second, we hypothesized that variation in population abundance and mortality patterns in small, isolated mountain lion populations would result in differences in population growth, the rate of loss of genetic diversity, and extinction probability. We predicted that reduced adult survival would result in lower population growth and greater extinction probability due purely to demographic processes (P1a). We also tested the alternative prediction that the greater number of breeding adults and carrying capacity in the SAM would offset the lower survival and result in similar growth and extinction probability between the two populations (P1b). Next, we predicted that genetic diversity would erode more quickly in the SMM population given the smaller number of individuals and smaller amount

of available habitat (P2). Finally, we predicted that reductions in vital rates due to inbreeding depression would result in high probability of extinction for both populations (P3). We provide the first PVA for mountain lions in the SAM that explicitly models both demographic and genetic processes. More broadly, our results elucidate how variation in abundance, carrying capacity, vital rates, and sources of mortality influence mechanisms underlying the extinction vortex for isolated populations in fragmented landscapes. Thus, our work provides a case study that will help to inform conservation of isolated wildlife populations in human-dominated landscapes.

MATERIALS AND METHODS

Study area

We studied mountain lions in two isolated mountain lion populations occupying mountain ranges southeast (SAM: Orange, Riverside, and San Diego Counties) and northwest (SMM: Los Angeles and Ventura Counties; Fig. 1) of the city of Los Angeles. The SAM population

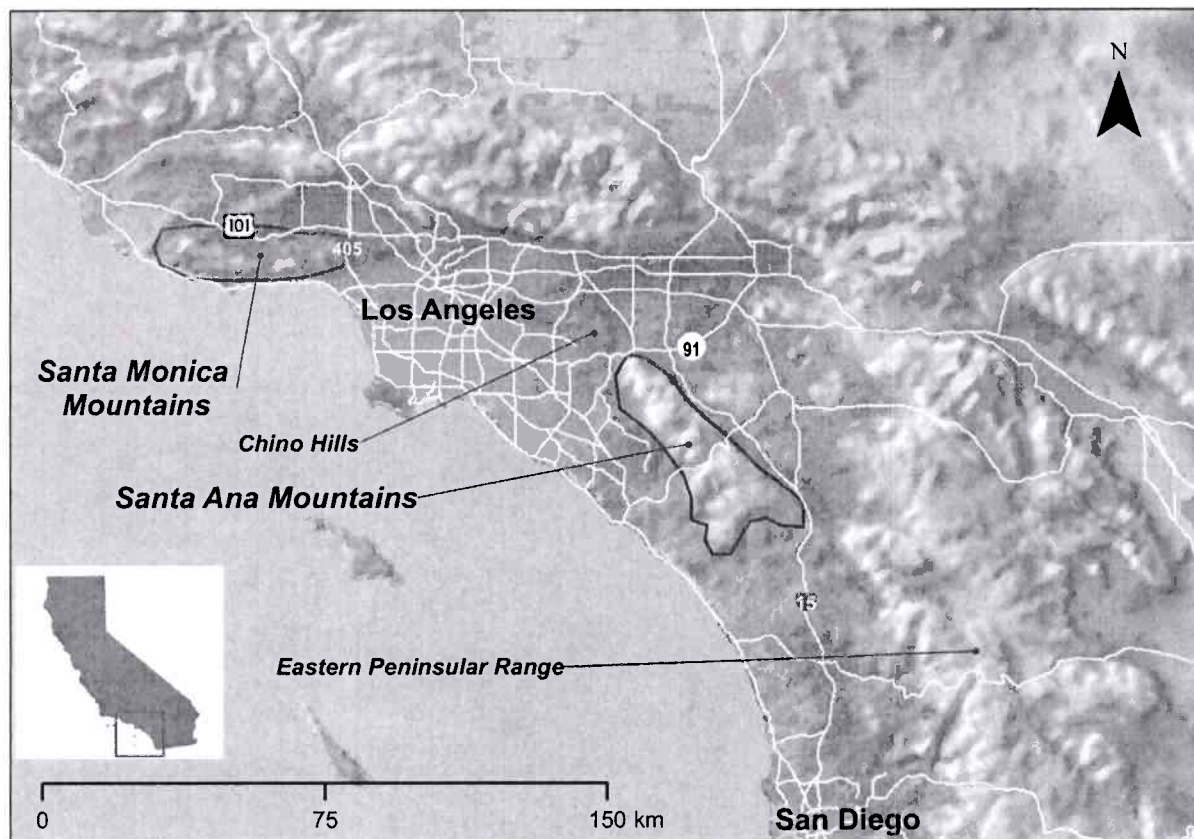


FIG. 1. Greater Los Angeles, southern California, USA showing the location of the Santa Monica (blue polygon) and Santa Ana (red polygon) Mountains within which we studied population dynamics of mountain lions. Also shown are other nearby mountain ranges, major (white lines) and more minor (gray lines) roads, and areas where natural habitat has been replaced by urbanization (dark gray) and agriculture (lighter gray).

inhabited approximately 1,533 km² in the SAM, a portion of the Peninsular Ranges including federal, state, county, and private lands. The SMM population inhabited approximately 600 km² in the Santa Monica Mountains, part of the Santa Monica Mountains National Recreation Area, a unit of the National Park Service that included an assemblage of federal, state, and privately owned lands. The areas occupied by both populations were bordered by a combination of anthropogenic (freeways, development, agriculture) and natural (Pacific Ocean) barriers that have drastically restricted movement of mountain lions between the populations and surrounding areas. Both were characterized by a Mediterranean climate, with cool, wet winters and hot, dry summers. Vegetation consisted mainly of mixed chaparral, coastal sage scrub, oak woodlands and savannahs, riparian woodlands, and nonnative annual grasslands. Mountain lions were the only remaining large carnivore and the only wild ungulates were mule deer (*Odocoileus hemionus*). Both study areas have been described extensively elsewhere (Burdett et al. 2010, Riley et al. 2014, Vickers et al. 2015, Benson et al. 2016b).

Capture and monitoring

We captured mountain lions using Aldrich foot-snare or cable restraints, baited cage-traps, or by treeing them with trained hounds. We deployed global positioning system (GPS) or very high frequency (VHF) radio-collars on adult and subadult mountain lions. In the SMM, we also captured 3–5 week old kittens at natal dens by hand and implanted VHF transmitters in their peritoneal cavities (Moriarty et al. 2012). We monitored survival and determined causes of mortality of radio-instrumented mountain lions as described previously (Beier and Barrett 1993, Vickers et al. 2015, Benson et al. 2016a). We monitored reproduction of all collared females in the SMM using GPS telemetry to locate natal dens and count kittens (Moriarty et al. 2012). In the SAM, all capture and handling was conducted under Protocol 10950/PHS, Animal Welfare Assurance number A3433-01, with capture and sampling procedures approved in Protocol number 17233 by the Animal Care and Use Committee at the University of California, Davis, and Memoranda of Understanding and Scientific Collecting Permits from the California Department of Fish and Wildlife (CDFW). In the SMM, animal capture and handling protocols were approved by the National Park Service Institutional Animal Care and Use Committee under protocol PWR_SAMO_Riley_Mt.Lion_2014.A3.

Genotyping

We genotyped all captured mountain lions at 44 (SAM) or 54 (SMM) microsatellite loci using laboratory methods and markers described previously (Ernest et al. 2014, Riley et al. 2014). Briefly, we extracted DNA from

blood or tissue using DNeasy Blood & Tissue Kit (QUIAGEN, Valencia, California, USA). The loci used for genotyping mountain lions in both populations conformed to expectations for Hardy-Weinberg and linkage equilibria (Ernest et al. 2014, Riley et al. 2014). We used many of the same genotypes analyzed by Ernest et al. (2014) and Riley et al. (2014) to parameterize our model but also included genotypes from mountain lions captured more recently. We also genotyped mountain lions from samples obtained from areas adjacent to our focal populations to simulate immigration in our models.

Demographic parameters

We separated mountain lions into three age classes for parameter estimation. Kittens were dependent offspring with their mother (0–14 months), subadults were independent animals prior to reproduction (females, 14–25 months; males, 14–42 months), and adults were breeding animals (females, >25 months; males, >42 months; Benson et al. 2016a). We estimated sex and age-class specific survival rates using the Kaplan-Meier estimator generalized for staggered entry (Pollock et al. 1989) implemented in R version 3.1.3 (R Development Core Team 2015) with the package “survival”. We estimated survival for adults and subadults separately for the SMM and SAM using empirical data from each population. We used survival data collected during 1987–1993 (Beier and Barrett 1993) and 2003–2016 (Vickers et al. 2015; T. W. Vickers et al., *unpublished data*) for the SAM, and during 2002–2015 for the SMM (Riley et al. 2014, Benson et al. 2016a). Females in the model bred in the first month after reaching adulthood and again following loss or independence of kittens, consistent with documentation in our field study (Benson et al. 2016a). We estimated the probability of females having two, three, or four kittens in a litter based on the proportion of these litter sizes documented in the SMM during 2004–2017 (all input demographic parameters are shown in Appendix S1: Table S1). Although the samples sizes used to estimate demographic parameters were relatively small numerically, they should be representative given the small size of the populations.

Model overview

We used the individual-based population model for mountain lions of Benson et al. (2016a) that incorporated demographic and environmental stochasticity, as well as a simple form of density dependence. We did not have data to understand the influence of catastrophes on vital rates of mountain lions in these populations, so our model assumes these unpredictable events do not occur during our projections. We began models with starting populations of individuals that reflected the sex, age, and genetic structure of the populations and projected the models forward to estimate the demographic and genetic structure of future populations. In the SAM, we

combined information from published estimates of population density and available habitat, as well as information from our ongoing 15-yr field study to assemble the starting population. Beier and Barrett (1993) and Beier (1993) estimated 2,070 km² of available habitat for the SAM population. We adjusted this estimate by subtracting 506 km² to remove the Chino Hills that are now isolated from the SAM by highway 91 and no longer occupied by mountain lions (Fig. 1). We further reduced the available habitat by 2% to reflect habitat loss during 1993–2017 based on estimates of Burdett et al. (2010). Thus, our estimate of available habitat for mountain lions in the SAMs was 1,533 km². Beier and Barrett (1993) estimated mountain lion density to be 0.7 females and 0.35 males/100 km². We applied estimates of mountain lion density (0.7 females and 0.35 males/100 km²; Beier and Barrett 1993) to our habitat area estimate, which yielded 11 adult females and 5 adult males. We also included 9 kittens and 4 subadults. Although we did not formally estimate population density in our study, the abundance:habitat area ratios we used from Beier and Barrett (1993) agreed with observations made using telemetry, genetic analysis, and camera trapping during our intensive 15-yr study. We assigned empirical genotypes at 44 loci to all starting individuals in the SAM. The starting population for the SMM population was 15 mountain lions (including 5 adult females and 2 adult males) with empirical genotypes at 54 loci as described by Benson et al. (2016a).

We ran simulations consisting of 5,000 population projections of 50 yr unless noted otherwise. Although researchers sometimes attempt to predict extinction probability farther into the future (e.g., 100 yr), we followed the recommendation of Morris and Doak (2002:452) to avoid projecting population viability far into the future because of the increased uncertainty of predictions made over longer time periods. The population dynamics simulated by the model were a reflection of individual-based demographic processes specified by empirical probability distributions estimated with data collected in both populations. We imposed mortality (survival senescence) on all mountain lions of both sexes in the model that reached 15 yr of age (Benson et al. 2016a). We incorporated density dependence by imposing a maximum number of adult, breeding males (SMM, $n = 2$; SAM, $n = 5$) and females (SMM, $n = 6$; SAM, $n = 11$) that could exist in the population at any given time. For the SMM, we felt confident that our estimates were the maximum numbers of breeding individuals that could occupy the available habitat. The greater area and size of the SAM population contributed to uncertainty in our carrying capacity estimates; thus, we also explored an alternate scenario with a greater carrying capacity of 7 adult males and 14 adult females. For all scenarios, when all the adult slots of a given sex were occupied, we eliminated individuals of that sex that would have otherwise transitioned from sub-adults to adults. This process simulated density-dependent population regulation

through death or dispersal. Although the upper limits for adult males and females were fixed, the number of adults varied stochastically during model projections due to variation in survival and reproduction. When breeding occurred within the model, we assigned genotypes to resulting offspring based on principles of Mendelian genetics (i.e. 1 allele randomly inherited from each parent at each loci). Additional details of the model and submodels are provided by Benson et al. (2016a).

Submodels

Survival.—We incorporated environmental and demographic stochasticity into age-class-specific survival rates as in Benson et al. (2016a). Specifically, we generated environmentally stochastic monthly survival probabilities by transforming survival rates and their standard deviations estimated from each study population into beta shape parameters using the betaval function in the R package popbio. At each monthly time step, we drew a random survival value from this beta distribution, which was used as the environmentally stochastic survival probability for all individuals of the same sex and age class during that time step. We then assessed demographically stochastic survival of each individual using a Bernoulli trial with the monthly survival probability as the threshold between survival and mortality.

Reproduction.—We designated reproductive males and females in the starting population and, thereafter, randomly selected breeding animals from subadults eligible to transition to adults when openings became available. Female age at first reproduction varied stochastically between 25 and 33 months in our model. Males reaching breeding status remained reproductive until death. If no adult males were present in our simulated populations, males were allowed to begin breeding at 36 months as the reason for delayed breeding in males is presumably due to social constraints imposed by dominant adult males. Breeding females were eligible to become pregnant until death whenever they did not have dependent offspring. Litter size varied stochastically by generating a random, uniform value between 0 and 1 for each reproductive female and comparing the value to a cumulative probability distribution for litter sizes we documented. We determined the sex of each offspring using a Bernoulli trial with a probability of 0.5.

Immigration.—We assigned a fixed annual immigration rate prior to starting a simulation. We transformed this into a monthly probability and assessed immigration stochastically using Bernoulli trials during each monthly time step. We restricted immigration to subadult males. Subadult males are more likely to disperse and to undertake longer and riskier dispersal events than females (Sweaner et al. 2000). Indeed, all immigration documented into the SMM and SAM populations has involved subadult males (Riley et al. 2014, Gustafson

et al. 2017). We assigned genotypes to immigrants from mountain lions genotyped in adjacent areas north and east of the SMMs ($n = 18$) and east of the SAM ($n = 83$). We modeled different immigration scenarios ranging from no immigration to a rate of one immigrant per year for our main analyses. We also modeled immigration rates for both populations based on immigration observed with radio-tracking and genetic analysis of mountain lions within and adjacent to our focal populations. Specifically, we observed two immigrants in 15 yr in the SMM (Riley et al. 2014; S. Riley et al., *unpublished data*) and three immigrants in 15 yr in the SAM (Gustafson et al. 2017). We were conservative with respect to modeling how much additional immigration could occur in our main analyses so we limited these to 1 immigrant per year. However, we also conducted additional scenarios to explore the hypothetical influence of two immigrants per year. For additional details of all submodels see Benson et al. (2016a).

Model outputs

Demography and extinction.—We estimated λ_t (Lambda [population growth] at time t) as N_t/N_{t-1} , where N_t is total population size at time t . We estimated λ_s (stochastic lambda) across time periods of interest with the formula:

$$\frac{[\sum^{N_{\text{years}}} \ln(\lambda_t)]}{N_{\text{years}}}$$

We report median λ_s from the distribution of values across all projections for simulations of interest. We estimated credible intervals for λ_s using the highest posterior density (HPD) derived using the R package coda (v. 0.17-1). We estimated probability of extinction as the proportion of projections that went extinct during a given simulation and derived estimates of variability by conducting a nonparametric bootstrapping procedure implemented in the R package boot (v. 1.3-17). We ran 1,000 bootstraps of 5,000 population projections to estimate uncertainty regarding extinction probability with 95% HPD intervals. We estimated the effective population size based on a census of the breeding animals in simulated populations using the formula: $N_e = (4 \times N_{\text{BF}} \times N_{\text{BM}})/(N_{\text{BF}} + N_{\text{BM}})$ (Crow and Kimura 1970), where N_e is the effective population size, N_{BF} is the number of breeding females, and N_{BM} is the number of breeding males.

Genetic parameters.—We estimated measures of genetic diversity from genotypes of mountain lions in populations simulated by our models 1–50 yr in the future using mean values across all projections. Specifically, we estimated expected (H_e) and observed (H_o) heterozygosity, individual inbreeding coefficient (F_{is}), the mean number of alleles per loci (N_A), and the proportion of polymorphic loci using the R package adegenet v. 2.0.0.

Our genetic predictions varied stochastically because they were realistically linked to the stochastic demographic processes we modeled. Thus, by running 5,000 projections for each scenario, our models captured considerable environmental, demographic, and genetic stochasticity.

Elasticity analysis.—We investigated proportional sensitivity (elasticity) of λ_s to small (5%) increases in vital rates (Morris and Doak 2002). We conducted these analyses with the density-independent model to investigate which demographic parameters had the greatest influence on λ_s in the absence of density-dependent limitations. We calculated sensitivity values (S) for each demographic parameter:

$$S = \frac{\text{Log}\lambda_s(\text{increased}) - \text{Log}\lambda_s(\text{original})}{\text{parameter}(\text{increased}) - \text{parameter}(\text{original})}$$

and elasticity (E) for each demographic parameter following Morris and Doak (2002):

$$E = S \times \left(\frac{\text{parameter}_{\text{original}}}{\text{parameter}_{\text{adjusted}}} \right).$$

Inbreeding depression.—We simulated inbreeding depression by running population projections with input parameters reduced to reflect proportional changes in age- and sex-specific survival rates documented between inbred and outbred Florida panthers following the genetic restoration program (Hostetler et al. 2010, Benson et al. 2011; see Appendix S2: Table S1).

RESULTS

Population viability in Santa Ana Mountains

Density-dependent simulations predicted stable median stochastic population growth over the next 50 yr in the SAM, regardless of the level of immigration (Table 1). However, there was an 11–21% probability of extinction across all immigration scenarios in the density-dependent simulations, inversely related to the level of immigration (Table 1, Fig. 2). The scenarios without immigration, or with the low level observed in our study, resulted in substantial loss of genetic diversity (e.g., 28–49% of expected heterozygosity) over 50 yr (Fig. 3; Appendix S3, S4). Predicted loss of heterozygosity decreased with higher levels of immigration, and heterozygosity was largely maintained with one immigrant per year (Fig. 3; Appendix S3: Table S1, Appendix S4: Fig. S1). Other measures of genetic diversity including percent polymorphism, inbreeding coefficient, and the number of alleles per loci responded to varying degrees of isolation and immigration similarly over time (Appendix S3: Table S1). When we explored the influence of a larger carrying capacity in the SAM (7 adult males and 14 adult females), population growth

TABLE 1. Demographic results predicted by individual-based population model for mountain lions in the Santa Ana and Santa Monica Mountain, Southern California, USA.

Parameter	No immigration		Observed immigration		1 immigrant/2 yr		1 immigrant/1 yr	
	Estimate	95% HPD†	Estimate	95% HPD†	Estimate	95% HPD†	Estimate	95% HPD†
Santa Anas								
λ_s ‡	1.00	0.89, 1.01	1.00	0.95, 1.01	1.01	0.93, 1.02	1.01	0.95, 1.02
Extinction probability	0.22	0.20, 0.23	0.16	0.15, 0.17	0.11	0.10, 0.11	0.08	0.07, 0.09
Time to extinction (yr)	31	12, 50	31	11, 50	33	13, 50	33	13, 50
Adults (n)§	8	0, 11	9	0, 15	9	0, 15	10	0, 15
N_E §	6	0, 11	6	0, 12	6	0, 12	7	3, 14
Santa Monicas								
λ_s ‡	1.00	0.89, 1.02	1.01	0.93, 1.02	1.01	0.98, 1.02	1.01	1.00, 1.02
Extinction probability	0.29	0.28, 0.30	0.16	0.15, 0.17	0.04	0.04, 0.05	0.02	0.01, 0.02
Time to extinction (yr)	31	13, 50	31	13, 49	33	12, 50	32	11, 48
Adults (n)§	5	0, 8	5	0, 8	6	0, 8	7	4, 8
N_E §	4	0, 6	4	0, 6	4	0, 6	5	3, 6

Notes: Estimates are median or mean estimates at year 50 based on 5,000 population projections.

HPD, highest posterior density; λ_s , stochastic population growth.

† 95% highest posterior density credible intervals.

‡ Median value.

§ Effective population size (mean value).

rate was similar ($\lambda_s = 1.01$ [0.92, 1.02]), but extinction probability was reduced (10% with observed level of immigration; Appendix S5: Table S1). All immigration scenarios with higher carrying capacity yielded lower probability of extinction, ranging from 12% with no immigration to 5% with one immigrant per year (Appendix S5: Table S1). Loss of genetic diversity slowed slightly and effective population size increased with greater carrying capacity, although diversity still declined substantially with no immigration or the observed level (Appendix S5: Table S2). Simulating inbreeding depression in the SAM by reducing age-specific survival rates proportional to reductions documented in inbred Florida panthers, resulted in rapidly declining population growth ($\lambda_s = 0.84$, [0.61, 0.96]), 100% probability of extinction over fifty years, and median time to extinction of 11.7 yr (5.2, 23.5; Fig. 4).

Comparing dynamics of SAM and SMM

Median stochastic population growth rate predicted by the density-dependent scenarios was similarly stable in the two populations (Table 1, Fig. 2). However, the density-dependent scenarios for both populations also predicted extinction probabilities of 16–28% over 50 yr with no or observed immigration (Table 1, Fig. 2). Extinction probability due purely to demographic processes was reduced for both populations with higher levels of immigration, but more so for the SMM (Table 1, Fig. 2). Density-independent scenarios predicted a rapidly increasing population in the SMM ($\lambda_s = 1.17$ [1.11, 1.22]), whereas the predicted trend in the SAM did not differ from stable ($\lambda_s = 1.06$ [0.89, 1.12]; Fig. 5). Sensitivity and elasticity analysis showed that adult female survival had the strongest influence

on density-independent population growth in both populations (Appendix S6: Table S1). Female subadult survival, female kitten survival, and litter size had moderate influence on population growth for both populations, whereas male survival parameters had little influence (Appendix S6: Table S1). When we explored the influence of two immigrants per year, extinction probability was further reduced and genetic diversity increased beyond the starting values in 50 yr (Appendix S7: Tables S1, S2).

Genetic diversity declined rapidly in both populations with no or observed immigration (Fig. 3; Appendix S3, S4). No immigration resulted in a greater loss of genetic diversity for SMM (57% loss expected heterozygosity) compared with SAM (49% loss; Fig. 3; Appendix S3, S4). However, the SMM population responded more strongly to increased levels of immigration as with one immigrant every 1–2 yr, the SMM retained more of its genetic diversity over 50 yr relative to the SAM (Fig. 3; Appendix S3, S4). Similar to the SAM, simulating inbreeding depression in the SMM resulted in predictions of declining population growth ($\lambda_s = 0.89$, [0.75, 0.96]), high probability of extinction (>99%) over 50 yr, and rapid median time to extinction (15.1 yr; Fig. 4).

DISCUSSION

Our modeling predicted a 16–21% probability of local extinction for mountain lions in the SAM over the next 50 yr with the low level of immigration observed in our study or no immigration. Thus, demographic and environmental stochasticity leave the SAM population vulnerable to extinction even before considering inbreeding depression, consistent with earlier predictions for this population (Beier 1993). Furthermore, our results

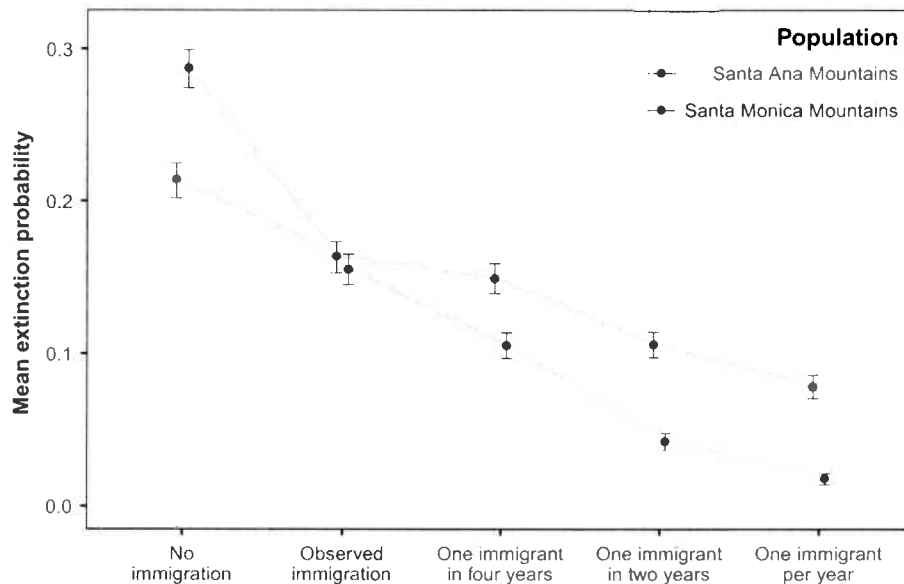


FIG. 2. Estimated extinction probability (without considering potential inbreeding effects) in 50 yr for mountain lion populations in the Santa Ana and Santa Monica Mountains from an individual-based population model based on 5,000 projections and varying levels of immigration.

suggest that, unless gene flow is increased, genetic diversity will rapidly erode in the SAM, and that, if inbreeding depression occurs rapidly, local extinction will be highly likely. We acknowledge that it is impossible to predict exactly when inbreeding depression will occur in a wild population, but our predictions with respect to genetic diversity are alarming and far surpass proportional losses of heterozygosity suggested by previous researchers to warrant concern regarding inbreeding depression (e.g., 5–10% loss in 100 yr; Soulé et al. 1986, Allendorf and Ryman 2002). Importantly, our predictions suggest that the loss of genetic diversity in SAM mountain lions in the next 50 yr will approach proportional losses experienced in another population of the same species (Florida panthers) that nearly went extinct due to poor demographic performance associated with inbreeding depression (Johnson et al. 2010; Appendix S4). Simulating a higher carrying capacity of 7 adult males and 14 adult females resulted in reduced extinction probability and slowed the loss of heterozygosity, highlighting benefits of even small increases in additional habitat and number of breeding adults (Frankham 1995). However, even with higher carrying capacity and abundance, the model predicted a 10% probability of extinction and 24% loss of expected heterozygosity over 50 yr.

Dynamics of the SAM and SMM populations were broadly similar, but our simulations revealed differences in their dynamics caused by variation in deterministic stressors, survival rates, and population abundance. The density-independent scenarios provided partial support for our prediction that lower survival in the SAM would negatively influence growth rate (P1a). Clearly, density independence is unrealistic given the

space limitations experienced by both populations; however, these scenarios were instructive to compare growth potential and dynamics. Density-independent models predicted a rapidly increasing population for the SMM, whereas density-independent λ_s in the SAM did not differ significantly from a stable trend. Extinction probability was approximately three times greater (5.6%) in the SAM compared to the SMM (1.8%) in the absence of density dependence. Furthermore, in our density-dependent scenarios, higher levels of immigration (1–2 per year) in the SMM raised the credible interval of λ_s above 1, predicting a slightly increasing trend, whereas credible intervals overlapped 1 for all predictions of λ_s in the SAM, even with similarly high levels of immigration (Table 1; Appendix S7: Tables S1, S2). Clearly, realized population growth is limited by available habitat in both populations, but growth potential also appears to be limited by high human-caused mortality in the SAM. The leading cause of death for radiocollared mountain lions in the SAM was vehicle strikes, which did not differ in frequency by age or sex class, and resulted in high mortality of adults (Vickers et al. 2015). Although poor adult male survival had relatively little influence on density-dependent population growth, it influenced extinction probability by causing male extinction in some simulations for this small population with a female-biased adult sex ratio. These dynamics appear to be realistic as there was evidence of occasional male extinction in the SAM during previous research (Beier 1993). Conversely, adult survival of both sexes was high in the SMM where population growth appears to be mainly limited by the lack of additional habitat. Subadults survive poorly in the SMM due to the difficulty of successfully

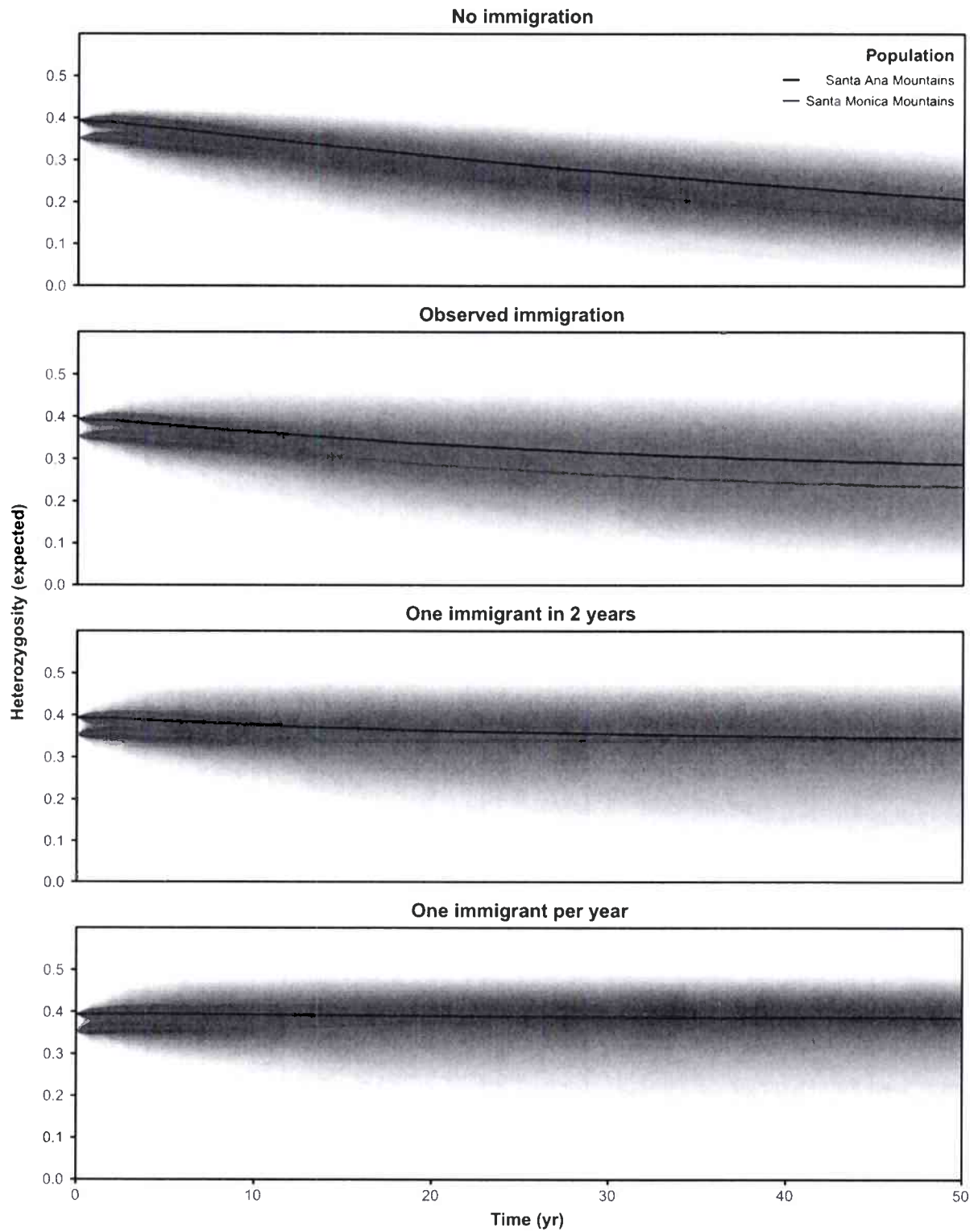


FIG. 3. Estimated expected heterozygosity over 50 yr for mountain lion populations in the Santa Ana and Santa Monica Mountains from an individual-based population model based on 5,000 projections and varying levels of immigration.

dispersing, as many young animals are killed by breeding males or hit by vehicles before or during dispersal (Riley et al. 2014). The difficulty of dispersal,

combined with high survival of breeding adults in a space-limited population provides few opportunities for mountain lions born in the SMM to breed.

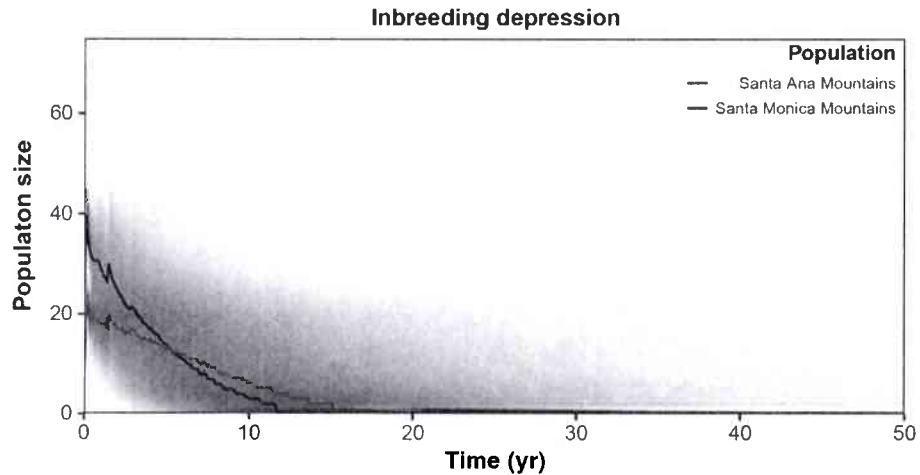


FIG. 4. Density-dependent demographic projections from individual-based population model showing predicted population sizes for mountain lions in the Santa Ana and Santa Monica Mountains over 50 yr based on 5,000 projections when we simulated inbreeding depression with the observed level of immigration.

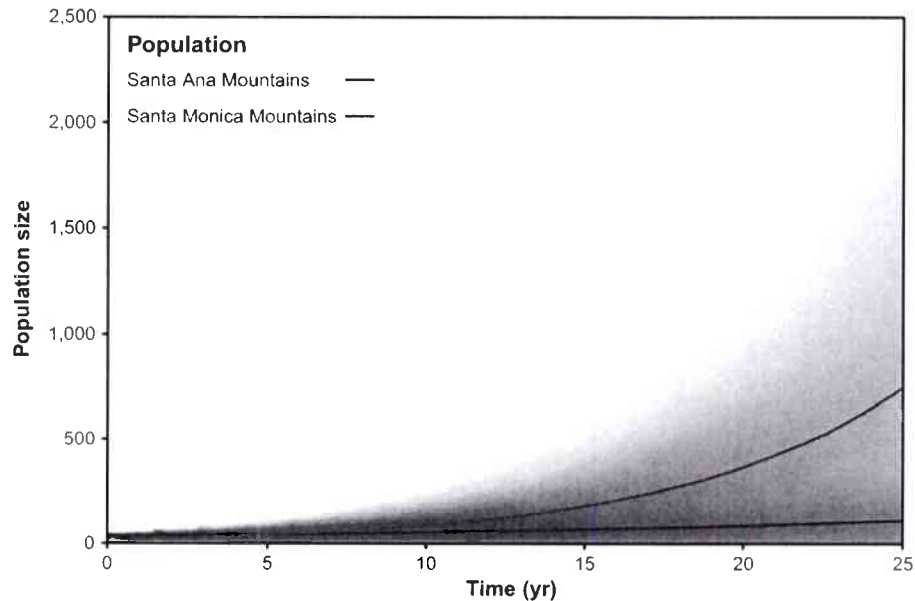


FIG. 5. Density-independent demographic projections from individual-based population model showing predicted mountain lion population size in the Santa Ana and Santa Monica Mountains over 25 yr based on 5,000 projections.

The SMM population had a slightly higher probability of extinction with no immigration than the SAM in our density-dependent scenarios, but increasing immigration resulted in a more pronounced reduction in extinction probability for the SMM. In fact, with one immigrant per year, extinction probability in the SMM did not differ from that predicted by the density-independent model suggesting that increased connectivity could largely mitigate the effects of isolation and limited habitat in the SMM, at least with respect to demographic extinction risk. The lesser positive impact of immigration on demographic extinction probability in the SAM was likely associated with the lower survival of

adult males, which meant that tenure of immigrants successfully establishing as breeding adults was often short-lived. Although these comparisons were useful for evaluating the influence of variation in demographic structure on the dynamics of small populations, we recommend cautious interpretation of these differences for practical purposes. Indeed, predictions regarding extinction probability from PVA are probably best viewed as relative assessments (Morris and Doak 2002).

The greatest long-term threat to both populations appears to be the rapid loss of genetic diversity associated with their isolation from mountain lions in surrounding areas. With no immigration, the predicted rate

of loss of expected heterozygosity over 50 yr was greater for the smaller SMM population relative to the SAM population. This provided support for our prediction (P2) and is consistent with theoretical and empirical work indicating that population abundance and habitat island size are strong, positive predictors of genetic diversity (Crow and Kimura 1970, Frankham 1995). However, with immigration rates observed during the last 15 yr, predicted loss of heterozygosity was similar in the two populations. Importantly, simulating increased immigration and gene flow had a stronger positive influence on heterozygosity in the smaller SMM population. Thus, although heterozygosity is lost more rapidly in smaller populations, immigration events can also more quickly reverse these losses and restore diversity. In the SMM, only one or two males generally breed at any one time, such that when a radiocollared male immigrant entered the population in 2009 and began breeding it resulted in a rapid increase in population-level genetic diversity (Riley et al. 2014). A single breeding immigrant also positively influenced genetic diversity in the SAM (Gustafson et al. 2017), and relatively few immigrants have similarly influenced small populations of other large mammals (Vilà et al. 2003, Hogg et al. 2006, Adams et al. 2011). However, the key to maintaining diversity in small populations is to ensure that immigration occurs consistently (Mills and Allendorf 1996), to prevent reversal of short-term diversity gains as immigrants begin breeding with their offspring (Riley et al. 2014, Benson et al. 2016a). In addition to the larger population size, lower adult survival likely contributed to a reduced positive influence of immigration on genetic diversity in the SAM by limiting the reproductive success of immigrants. This finding further highlights the link between demographic and genetic factors in terms of influencing extinction in small populations. Despite interesting differences, we stress that our models predict rapid loss of diversity in both populations, indicating that viability will likely be compromised by interactions between genetics and demography unless gene flow is increased.

Mountain lions are not endangered in southern California and genetically diverse populations of mountain lions exist in areas such as the Sierra Nevada Mountains and other mountain ranges in southern California (Ernest et al. 2014, Riley et al. 2014). However, there is value to conserving viable populations of a native top predator within the SAM and SMM to maintain stable predator-prey dynamics and naturally functioning ecosystems within these isolated mountain ranges. This contention echoes growing recognition among ecologists and managers that conservation efforts should prioritize ecological function and maintaining ecosystem processes across extensive geographic areas, rather than simply preserving minimum viable populations somewhere across the range of a species (Soulé et al. 2003, Ritchie et al. 2012). Predators and other highly interactive species may be especially important to conserve in as many places as

feasible to maintain important species interactions and ecosystem functions (Soulé et al. 2003, Lindenmayer et al. 2008, Cadotte et al. 2011). Indeed, research from around the world has begun to highlight the potential for conserving large predators within human-dominated landscapes (Athreya et al. 2013, Chapron et al. 2014, Riley et al. 2014). Our work suggests that conserving mountain lions in isolated mountain ranges in greater Los Angeles is feasible with relatively modest increases in landscape connectivity. If achieved over the long-term, this would be an important step toward maintaining intact, functioning ecosystems in these mountain ranges that lie within one of the most human-impacted landscapes in the world.

Our results suggest mitigation strategies for mountain lions in SAM and SMM should target two main threats: isolation and mortality. Increasing connectivity between both populations and the areas across the freeways should (1) decrease extinction probability due purely to demographic processes, and (2) maintain genetic diversity and prevent the onset of inbreeding depression. Translocation of outbred animals can be effective to quickly increase genetic diversity in threatened mountain lion populations (Johnson et al. 2010), but strategically located highway crossing structures (Gloyne and Cleverger 2001) allowing for dispersal and gene flow could be a more comprehensive long-term strategy. Our results suggest that maintaining genetic diversity in these populations would require at least one migrant every 1–2 yr. Given the expense of erecting highway crossing structures, translocation would certainly be a less expensive strategy, especially in the short-term. Indeed, the estimated cost for a bridge to connect the SMM population with habitat north of the 101 Freeway (Fig. 1) is approximately US\$60 million. However, our results indicate that animals would need to be translocated frequently and indefinitely if connectivity is not improved, whereas a highway crossing structure would provide long-term connectivity once erected. Furthermore, populations of other species are also isolated by the freeways and other barriers surrounding these habitat islands (Delaney et al. 2010, Riley et al. 2006). Thus, construction of highway crossing structures, although unquestionably an expensive initial investment, would likely provide regular, consistent immigration of mountain lions and many other species that should increase the likelihood of maintaining healthy populations and intact ecosystems within these isolated mountain ranges. However, we certainly do not discount the value of translocation as a management tool. Translocation may be an especially valuable option if proposed development further degrades or prevents improvement of currently available passageways, and if the significant financial challenges delay construction of new crossing structures. As a specific example, extensive residential and resort development projects have been proposed for construction in the primary corridor area that has facilitated some movement of mountain lions between the SAM and habitat east of the

Interstate Highway 15 (Gustafson et al. 2017). Our results show that further reduction in immigration and gene flow, which are likely to occur with new development in corridor areas, would increase demographic extinction probability and hasten the loss of genetic diversity.

Our sensitivity analyses and inbreeding simulations show that increased mortality could have rapid, negative consequences for population growth and extinction probability in both populations, supporting our prediction (P3). Despite the smaller population size, predicted demographic extinction probability in the SMM was generally similar to that in SAM under the current levels of immigration largely because of the strong growth potential afforded by higher adult female survival. If female mortality increases in future years from the multitude of mortality agents documented in the SMMs (e.g., aggression from males, vehicle strikes, rodenticide poisoning) this could destabilize the population and increase extinction probability. Thus, reducing mortality in both populations is important and should decrease probability of extinction due to environmental and demographic stochasticity. In addition to highway crossing structures, exclusionary fencing strategically implemented along roadways where mountain lions are killed can be effective at reducing mortality (Foster and Humphrey 1995), such as that recently constructed along SR 241 in the SAM (Vickers et al. 2015). Strategies to promote best practices for housing domestic animals could reduce mortality from depredation permits issued to kill mountain lions threatening livestock (Vickers et al. 2015). To reduce mortality in the SAM and SMM from depredation mortality, the California Department of Fish and Wildlife (CDFW) has recently changed policies regarding depredation permit issuance in these two populations such that non-lethal deterrence methods must be attempted before lethal removal can occur (CDFW 2017).

Differences in demographic structure between the two populations revealed important aspects that have contributed to their persistence and highlighted management priorities for both populations. The greater demographic vigor of the SMM population is critical to its persistence, as a population with six to eight adults would clearly be at much higher risk of local extinction if survival and reproduction declined. Thus, in addition to management efforts to reduce mortality from documented causes such as vehicle strikes and rodenticide (Riley et al. 2014), it would be prudent to evaluate and monitor population dynamics of their main prey (mule deer) in the SMM to ensure the prey base remains adequate to support strong survival and reproduction. Greater population abundance in the SAM reduced demographic extinction probability and slowed the erosion of genetic diversity in simulations without immigration. Thus, the larger population size is beneficial to the persistence of mountain lions in the SAM, especially during periods when no immigration occurs. If

additional habitat loss or fragmentation reduced the number of breeding adults that could occupy the SAM, this would have negative consequences for both demographic extinction risk and loss of genetic diversity. For instance, a population as small as the SMM population, but with the poor survival of the SAM would have a higher probability of extinction than we documented for either population. As noted above (see *Model overview*), both habitat loss and isolation appear to have reduced the population size over the last 25 yr. Our model results suggest it is critical to ensure that future habitat loss in the SAM is prevented and that fragmentation does not isolate portions of the current population.

Although our model realistically models demographic and genetic processes in these small populations with empirical data, we acknowledge that our model and data have limitations. For instance, although we were able to account for demographic and genetic processes, density dependence, and varying levels of immigration, we did not have sufficient data to understand the influence of catastrophes on the vital rates and viability of these populations. Two unpredictable forces that could potentially cause catastrophes include wildfires and disease outbreaks. Wildfires have become larger and more frequent in southern California shrubland ecosystems, and increasingly destructive wildfires appear to be linked to expansion of the urban-wildland interface (Keeley et al. 1999). Wildfires have directly caused mortality of mountain lions within our study populations (Vickers et al. 2015) and can also temporarily displace mountain lions (Jennings et al. 2016; S. P. D. Riley and J. A. Sikich *unpublished data*). Previous research on Iberian lynx (*Lynx pardinus*) has noted the potential that outbreaks of disease such as feline leukemia and reduced immune response associated with low genetic diversity could negatively affect population viability (Millán et al. 2009, Palomares et al. 2012). We note that catastrophic mortality associated with wildfires, disease, or other unpredictable events could substantially increase extinction probability above the predictions generated by our model.

Our results demonstrate that small populations isolated by freeways and urbanization are subjected to elevated extinction risk due to interactions between demography and genetics. We agree with previous authors that demographic and genetic risk factors for small populations should not be considered in isolation (Mills and Smouse 1994, Soulé and Mills 1998) and that both must be addressed in any comprehensive wildlife conservation strategy within urbanized landscapes (Benson et al. 2016a). Indeed, other small, isolated populations of felids are threatened by a combination of limited habitat and mortality, such as the highly endangered Iberian lynx (Ferrerías et al. 2001). Inbreeding depression and extinction vortex dynamics are also concerns for Iberian lynx, and their conservation will require restoring habitat and improving demographic parameters (Palomares et al. 2012). As urbanization increases globally, it

will be necessary to (1) protect habitat patches large enough to facilitate persistence of populations of large carnivores, (2) mitigate anthropogenic deterministic stressors, and (3) restore and maintain connectivity within and between habitat patches if we are to maintain populations and ecosystem processes (e.g., predator–prey interactions) within urban landscapes (Crooks 2002). Our results also show that relatively small changes in abundance and key demographic parameters can influence loss of genetic diversity as well as extinction probability due to non-genetic processes. The difficulty of conserving top predators in the modern world are well documented (Woodroffe 2000, Ripple et al. 2014) and our work further details the demographic and genetic challenges facing large carnivores in human-dominated landscapes. Yet our results also provide reason for optimism, as seemingly realistic increases in gene flow appear sufficient to substantially reduce probability of extinction of top predators due to combined demographic and genetic threats within the second largest metropolitan area in the United States. Long-term conservation of mountain lions in greater Los Angeles would provide compelling evidence that large carnivores and abundant human populations are compatible, even within the most intensely developed landscapes.

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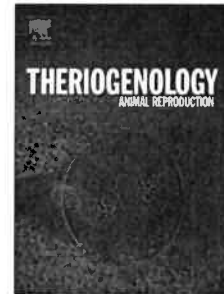
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DATA AVAILABILITY

Data are available on Zenodo: <https://doi.org/10.5281/zenodo.2548917>

Journal Pre-proof



First reproductive signs of inbreeding depression in Southern California male mountain lions (*Puma concolor*)

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Credit Author Statement

A. Huffmeyer: Conceptualization, Formal analysis, Investigation, Writing- Original Draft. J. Sikich: Investigation, Methodology, Writing- Review & Editing. W. Vickers: Supervision, Writing- Review & Editing. S. Riley: Supervision, Writing- Review & Editing. R. Wayne: Conceptualization, Supervision, Writing- Review & Editing

1 **Title:** First reproductive signs of inbreeding depression in Southern California male mountain
2 lions (*Puma concolor*).

3 **Short Title:** Signs of inbreeding depression in California mountain lions

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22 **Abstract**

23 Long-term studies of mountain lions (*Puma concolor*) in Southern California have documented
24 persistent small population sizes and the lowest genetic variation of any mountain lion
25 population, except for the Federally endangered mountain lion subspecies, the Florida panther
26 (*Puma concolor coryi*). There is overwhelming molecular evidence supporting inbreeding and
27 low genetic diversity in these Southern California populations but there is a lack of phenotypical
28 evidence of inbreeding depression. The primary goal of this study was to assess male mountain
29 lions, in Southern California, for teratospermia (>60% abnormal sperm production), one of the
30 first signs of inbreeding depression in mountain lions that are associated with decreased
31 reproduction and population decline. From December 2019 to December 2020, we surveyed
32 mountain lions during live captures, after mortality events, and in images collected from camera
33 traps in the following populations: Santa Monica Mountains, Santa Susana Mountains, Santa
34 Ana Mountains, and the Eastern Peninsular Range. Mountain lions were sampled for known
35 physical abnormalities associated with inbreeding depression such as teratospermia,
36 cryptorchidism, and distal tail kinks. For teratospermia, we extracted testes from five males post-
37 mortem to assess sperm morphology. Epididymal sperm evaluations revealed all males were
38 teratospermic. Across all samples, on average, 93% of observed spermatozoa were abnormal. We
39 physically examined 32 mountain lions (males and females) for distal tail kinks, and we
40 observed one individual affected. We examined 15 male mountain lions for cryptorchidism, and
41 we observed one unilaterally cryptorchid male and one male with testes that differed
42 significantly in size, likely reflecting asynchronous migration of the testes during puberty.
43 Further, we identified three other animals in camera-trap images that had distal tail kinks, for a
44 total of four. In conclusion, from December 2019 to December 2020, we identified nine

45 individuals exhibiting physical signs of inbreeding depression. These reproductive and physical
46 signs of inbreeding depression in Southern California mountain lions increase the urgency of
47 conservation efforts in the region.

48 **Key Words:** Cryptorchidism; Inbreeding; Distal tail kink; Puma concolor; Teratospermia,

49 **1. Introduction**

50 Southern California contains several geographically distinct mountain lion (*Puma*
51 *concolor*) populations. Two of the most well-studied are the Santa Ana Mountains (SAM) [1]
52 [2], and Santa Monica Mountains (SMM) [3] populations, both of which are small and isolated
53 by freeways and urbanization from other populations in adjacent less-developed areas [3] [4].
54 These regions sustain viable populations of mountain lions. However, the findings reported here
55 raise additional concerns about the ability of small populations of these large carnivores to
56 survive in fragmented urban landscapes due to genetic restrictions and increased mortality risks.

57 Inbreeding depression likely will threaten the persistence of mountain lions in Southern
58 California populations given their geographic and genetic isolation due to human expansion and
59 urbanization [5] [6] [7]. These forces cause considerable global biodiversity loss. Moreover,
60 genetic studies of the SMM and SAM populations have confirmed high levels of inbreeding [3]
61 [4], approaching that of the Florida mountain lion [8]. In the Florida population, inbreeding led
62 to physiological and reproductive problems, including anatomical sperm defects [9] and high
63 levels of cryptorchidism, a congenital condition in which one or both testes fail to descend into
64 the scrotal sac [10]. The Florida population was only restored to viability in the 1990s by a
65 genetic rescue initiative involving the introduction of eight female mountain lions from Texas
66 [8]. Before the genetic rescue, studies of Florida mountain lion sperm found that ejaculates were

67 comprised of primarily abnormal sperm (misshapen heads, kinked and coiled tails) and exhibited
68 a phenotype termed teratospermia occurring when >60% of sperm are abnormal [11]. Abnormal
69 sperm and non-motile sperm are compromised in their ability to fertilize ova [12]. In addition to
70 teratospermia, a high percentage of male Florida mountain lions before genetic rescue was
71 unilaterally or bilaterally cryptorchid [8] [12]. Failure of the testes to descend, cryptorchidism,
72 results in reduced testosterone production, reduced sperm production and can contribute to
73 population decline [8]. Finally, Florida mountain lions revealed increased instances of a distal
74 tail kink (90%) [8].

75 Teratospermia is found in twenty-eight species of Felidae [13]. Genetic factors such as
76 the loss in heterozygosity due to inbreeding are linked to teratospermia [14], with more severe
77 conditions associated with endangered species that have encountered a genetic bottleneck and
78 increased homozygosity [14]. The exact genetic underpinnings of teratospermia and
79 cryptorchidism are unknown. Still, there is a strong correlation between low heterozygosity and a
80 high percentage of abnormal sperm production [14], including specifically in felid species such
81 as the cheetah (*Acinonyx jubatus*), the Florida panther, the Indian lion (*Panthera leo persica*),
82 and the Ngorongoro Crater lion (*Panthera leo*) [14]. Consequently, teratospermia may be
83 common in isolated and inbred large cat populations and affects fertility [15].

84 We hypothesize mountain lions in Southern California are suffering from reduced sperm
85 quality due to inbreeding associated with population isolation. The primary goal of this project
86 was to opportunistically sample mountain lions in the SMM and SAM and adjacent populations
87 (SSM and ePR), assess sperm quality, and document other signs of inbreeding depression such as
88 cryptorchidism and distal tail kinks. Consequently, we collected testes from male mountain lions
89 and extracted testicular sperm for microscopic evaluation. Further, we assessed testicular

90 descension at physical exams and post-mortem, and we checked for kinks in the distal vertebrae
91 of the tail.

92 **2. Materials and Methods**

93 2.1. Study area

94 Santa Monica Mountains National Recreation Area (SMMNRA; 34°05'N, 118°46'W) is
95 a national park located in the Greater Los Angeles area in Los Angeles and Ventura Counties,
96 California. The Santa Monica Mountains (SMM, Figure 1), part of SMMNRA south of the 101
97 Freeway, is a 600 km² area that includes federal, state, and privately-owned lands. The Pacific
98 Ocean borders the SMM to the south, freeways and urbanization to the north and east, and
99 agricultural and developed areas to the west. We also studied mountain lions in areas north of the
100 SMM in the Simi Hills and Santa Susana Mountains (SSM, Figure 1).

101 The Santa Ana Mountains (SAM, Figure 1, 33-34°N, 117-118°W) is a mountain range
102 between Los Angeles and San Diego, approximately 2,070 km² in area, with approximately
103 1,533 km² of that area considered to be mountain lion habitat (Benson et al., 2019). The SAM
104 includes conserved lands controlled by federal, state, county, and nonprofit entities, as well as
105 private land. The SAM is surrounded by large urban and suburban environments and native
106 habitats, with freeways to the east, specifically Interstate 15, and north, and bounded on the west
107 by the Pacific Ocean.

108 The eastern Peninsular Ranges (ePR) are a much larger habitat area than SAM, with an
109 estimated 7,683 km² of habitat contained in several distinct but contiguous mountain ranges,
110 including the Palomar, San Jacinto, Volcan, Cuyumaca, and Santa Rosa Mountains. This area is
111 owned/managed by a combination of federal, state, county, city, and nonprofit entities, as well as

112 private individuals. It includes several small to medium-sized cities as well as rural and exurban
113 development. The ePR is bounded on the north by Interstate 10, to the east by the Salton Sea
114 and desert, to the south by the U.S. – Mexico border, and to the west by Interstate 15.

115 2.2. Capture and Monitoring

116 2.2.1 National Park Service Study in SMM and SSM

117 Mountain lions were captured using foot cable-restraints (also known as Aldrich foot-snares),
118 baited cage-traps, or by treeing them with trained hounds. We immobilized mountain lions with
119 ketamine hydrochloride combined with medetomidine hydrochloride (ZooPharm, Laramie, WY;
120 ketamine: 2.0 mg/kg; medetomidine 0.1 mg/kg) administered intramuscularly by dart using a
121 blowpipe or CO₂ powered pistol. This immobilization method does not allow for
122 electroejaculation procedures, so we sampled epididymal sperm from individuals post-mortem.
123 Captured animals were monitored for the duration of the time they were immobilized. We took
124 standard morphological measurements, determined sex and weight for each animal, estimated
125 age based on body size and tooth wear [3], and collected biological samples. For males we
126 assessed the presence and size of testes. Adults and subadults were fitted with a global
127 positioning system (GPS) radio-collar (Vectronic Aerospace, GPS Plus & Vertex Plus model,
128 Berlin, Germany) equipped with a VHF beacon. We programmed collars to collect locations
129 every two hours starting in the evening (1700) and to end in the morning (0500) and collect a
130 single location during the day (1300). We tracked survival using remotely accessed GPS
131 telemetry data and generally responded to GPS mortality alerts within 24 hours of detection to
132 collect the carcass for necropsy. Capture and handling procedures were permitted through a
133 scientific collecting permit with the California Department of Fish and Wildlife (SCP #5636) and
134 the National Park Service Institutional Animal Care and Use Committee.

135 2.2.2 UC Davis study for ePR and SAM

136 Mountain lions were captured using baited cage-traps, or by treeing them with trained
137 hounds. Animals were anesthetized with either a Telazol® (tiletamine and zolazepam) (Zoetis,
138 Parsipanny, NJ) at a dose of 3.3 - 6.0 mg/kg estimated bodyweight, or medetomidine (0.03 - 0.08
139 mg/kg) (ZooPharm, Fort Collins, CO) and ketamine (6.0 - 10.0 mg/kg) (ZooPharm, Fort Collins,
140 CO) is given using a jab syringe, blow gun, dart gun, or hand syringe. Capture methods were
141 approved by the UC Davis Institutional Animal Use and Care Committee (Permit #17233), and
142 the California Department of Fish and Wildlife (Scientific Collecting Permit #9875). A wildlife
143 veterinarian or trained biologists directed all cougar captures, oversaw administration and
144 monitoring of all anesthetic drugs, conducted physical exams and tissue sampling, and fitted
145 GPS-collars. Each animal captured was physically examined, including assessment of the testes
146 for presence and size, and measured, weighed, ear tagged and tattooed with their individual study
147 I.D. number in one ear (unless anesthetic considerations dictated not completing one or more of
148 these items). Blood samples and an ear punch were taken for disease and genetic evaluation, and
149 nasal, pharyngeal, and rectal swabs were taken to assess for disease presence. Fecal samples
150 were taken to assess intestinal parasites if possible, and a whisker was taken from most animals.

151 We applied Global Positioning System (“GPS”; Vectronic Vertex Plus, Coralville, IA)
152 radio collars to pumas if their body weight exceeded 22.7 kg. GPS locations were collected every
153 3 hours. Captured mountain lions were released at the site of capture after recovery from
154 anesthesia and monitored regularly. Mortalities were investigated, and necropsies were
155 performed, when possible, based on carcass condition.

156 2.3. Field surveys for cryptorchidism and distal tail kinks

157 The UC Davis Wildlife Health Center has conducted studies of the SAM, and ePR, and the
158 National Park Service in the SMM and SSM mountain lion populations for nearly two decades
159 [2] [3], and the capture and postmortem protocols (see Supplemental Materials) include skin
160 surface palpation and measurement of the testes to identify any cryptorchid males and
161 assessment of the tail for abnormalities including distal kinks. The SMM/SSM study also used
162 motion-triggered remote cameras to identify mountain lions with distal tail kinks from January-
163 December 2020. A total of 14 camera traps were installed throughout the SMM and one in the
164 SSM to target uncollared mountain lions and opportunistically check for tail abnormalities.

165 2.4. Collection of testes

166 From December 2019 to December 2020, ten male mountain lions were recovered that
167 died from various causes including being stuck by vehicles, secondary to depredations of
168 domestic animals or due to public safety concerns, succumbing from wounds due to male-on-
169 male combat, or from infectious disease. No individuals were culled as part of this research
170 program. We sampled five of the ten deceased dead males for sperm quality: P56, P76, P78,
171 M267, and M252. P56 and P78 were from the SMM; P76 was from the SSM; M267 was from
172 the SAM; and M252 was from ePR (Fig. 1). In all cases, the carcasses, or testes were preserved
173 within no more than 72 hours after death. The testes were excised either in the field or by the
174 California Animal Health and Food Safety Lab. Post-mortem spermatozoa can survive in the
175 epididymis and reproductive tract intact for a few days. Once excised or if the body is preserved
176 (in a refrigerator), epididymal spermatozoa can survive at 2 degrees C for as long as a week [16].
177 The testes were transported to the Wayne laboratory at UCLA in phosphate-buffered saline
178 (PBS) on ice at 4°C [16]. In the laboratory, the testicles were measured with calipers, weighed on

179 a scale, and washed with PBS. The vas deferens and epididymis were extracted and analyzed by
180 the first author, Audra Huffmeyer.

181 2.5. Visualization of sperm

182 The excised vas deferens and epididymis were minced in a petri dish containing a 250 μ L
183 tris-citric acid solution [17] [18]. Aliquots of the sperm solution were
184 then used for semen analyses. Ten μ L of the sperm solution were placed on a hemocytometer.
185 The semen sample was assessed for sperm morphology with a Leica DMC 4500
186 microscope (magnification X 1000). When possible, this procedure was repeated nine times per
187 individual mountain lion to obtain more than one hundred spermatozoa. Only sperm morphology
188 was assessed. Since we extracted epididymal sperm, additional information was not possible
189 with sperm harvested in this study. We did not analyze sperm concentration or sperm kinematic
190 parameters.

191 2.6. Analysis of variance of semen characteristics

192 We compared the semen analysis data from this study with Barone et al. [19]. We
193 performed a one-way analysis of variance (ANOVA) to test for significant differences among
194 mountain lion populations in the percentage of structurally normal sperm. Following the
195 ANOVA, we used a Fisher least-significant-difference procedure to compare individual means
196 with a Bonferroni correction to determine the alpha levels for significance [19]. The first analysis
197 included all lion populations from our study and Barone et al. [19]: Southern California (n=5),
198 Florida (n=16), Colorado (n=7), Texas (n=9), Latin America (n=15), and a captive population
199 (n=30). The second analysis included all populations except the Florida population in

200 determining if Southern California lions are unique among less inbred populations in the
201 percentage of structurally normal sperm.

202 **3. Results**

203 3.1. Captures and monitoring

204 3.1.1 SMM and SSM

205 We examined 12 individuals (6 males and six females) from SMM and SSM during the
206 study period. There were eight live capture events (four males: P78, P79, P81, P78 and four
207 females: P80, P65, P19, P77) where one individual, P78, was captured twice. There were six
208 mortality events (four males: P56, P76, P-P, P78 and two females: P67, P-Q) where the carcasses
209 were taken to California Animal Health & Food Safety Laboratory Lab in San Bernadino for full
210 necropsy. We collected testes from four deceased males, although P-P was not suitable for
211 sperm evaluation because of multiple freeze/thaw events. We examined all six males, alive and
212 post- mortem, for cryptorchidism, and we examined all 12 individuals for distal tail kinks.

213 3.1.2 SAM and ePR

214 During the study period, we examined 20 individuals (9 males and 11 females) from
215 SAM and ePR. There were 10 live capture events (five males: M250, M251, M252, M254,
216 M268, and five of females: F253, F255, F256, F257, F258). There were 15 mortality events
217 during the study period (6 males: M250, M252, M243, M163, M265, M267, and nine females:
218 F121, F242, F253, F256, F258, F261, F262, F270, F297). Five of the mortality events involved
219 animals live-captured earlier in the study period (2 males: M250, M252, and three females:
220 F253, F256, F258). Except for F258 whose body was too deteriorated for necropsy when found,
221 all the other mortalities were taken to California Animal Health & Food Safety Laboratory Lab

222 in San Bernadino for full necropsy. We collected testes from two of the six deceased males
223 (M252 from ePR and M267 from SAM). Three of the other four male mortalities' carcasses
224 were frozen shortly after recovery by personnel from the California Department of Fish and
225 Wildlife. They were not suitable for later semen evaluation, and one was not available due to the
226 animal being killed in a public safety incident. We examined five of the nine males at capture,
227 and the other four post-mortems, for cryptorchidism, and we examined all 20 individuals for
228 distal tail kinks.

229

230 3.2. Seminal Assessments

231 In total, we assessed epididymal sperm from five male mountain lions: P56, P76, P78,
232 M267, and M252. Testes from P56 were 44mm long and 26 mm wide (Supplemental Table 1),
233 and one hundred and forty-eight sperm were obtained from P56 (Table 1). Testes for P76 were
234 40 mm long and 25 mm wide (Supplemental Table 1), and we obtained 128 epididymal
235 spermatozoa (Table 1). For P78, the left testis was smaller than the right: the left testis measured
236 25 cm long and 22cm wide, and the right testis measured 42 cm long and 23 cm wide. We
237 extracted 143 spermatozoa from P78. Testes from M267 were 40 mm long and 26 mm wide
238 (Supplemental Table 1), and 183 epididymal spermatozoa were obtained (Table 1). Testes from
239 M252 were 25 mm long and 18 mm wide (Supplemental Table 1), and we obtained 25
240 spermatozoa (Table 1, Fig. 2).

241 Overall, across the five individuals, abnormal sperm accounted for an average of 93%
242 (range 90% - 97%; Table 1) of the sample, which was dominated by primary abnormalities that
243 result from errors during spermatogenesis (mean 76%, range 65% - 92%; Table 1). The Southern

244 California samples were unique in showing significantly reduced levels of structurally normal
245 sperm compared to other populations, in the ANOVA, with and without the Florida populations
246 (with Florida: ANOVA, $F = 27.376$, $d.f. = 65$, $P < 0.00001$) (Table 2; Supplemental Figs. 1 and 2,
247 Barone et [19]).

248 3.3. Cryptorchidism and Distal tail kinks

249 In SMM, SSM, SAM, and ePR we examined 13 males- for cryptorchidism during live
250 captures and post-mortem. We observed one cryptorchid male (P81) during a live capture event
251 and one male with testes that differed significantly in size and weight, likely reflecting
252 asynchronous migration of the testes during puberty after a mortality event (P78, Fig. 3,
253 Supplemental Table 1B). Across all populations in Southern California, we physically examined
254 32 mountain lions for distal tail kinks. We also evaluated images from the 14 remote cameras in
255 the SMM and one in the SSM. We observed four affected individuals: P81 during a live capture
256 (Fig. 3) and three other individuals in camera trap images (Fig 4).

257 Male P81 was captured on March 04, 2020, in the SMM and we documented a distal tail
258 kink (Fig. 4) and unilateral cryptorchidism. P81 was collared and released after the live capture.
259 We have identified three other individuals with distal tail kinks by examining remote camera
260 images, one in the SSM and two in the SMM (Fig. 4). One image was obtained at the same site
261 where P81 was captured, and another was in the eastern Santa Monica Mountains across the 405,
262 a major freeway (Fig. 1). Based on the dates and locations where the images were obtained and
263 physical differences in the tails, we are confident that these are different individuals.

264 4. Discussion

265 Population viability modeling that predicted population decline and reduced levels of genetic
266 variation suggests that the SMM and SAM mountain lion populations are threatened by
267 extinction [5] [6]. Consequently, in April 2020, mountain lions in coastal California, including
268 these populations in Southern California, received temporary, threatened species status
269 (<https://fgc.ca.gov/CESA#ml>). Inbreeding depression may further threaten the populations. Our
270 study provides the first physical evidence that mountain lions in Southern California are
271 experiencing inbreeding depression, leading to reduced fitness because of lower survival, mating,
272 or reproduction [20]. Here we present nine individuals exhibiting physical (phenotypical) signs
273 of inbreeding depression in Southern California. Evidence suggests a high percentage of
274 abnormal sperm (> 90%) is associated with reduced fertility in humans and model species [14].
275 As we find greater than this value in all five sperm samples, our results suggest reductions in
276 fertility may be widespread and have the potential to impact the population growth rate,
277 heightening the threat of extinction.

278 All five male mountain lions sampled were teratospermic. Epididymal sperm
279 morphological assessments indicate an abundance of abnormal sperm compared to other felid
280 species and other mountain lion populations in the USA (Table 2, Supplemental Figs. 1 and 2)
281 [19]. Primary sperm abnormalities accounted for the majority of the observations in epididymal
282 sperm samples. Primary phenotypes, such as macrocephaly, microcephaly, abnormal acrosome,
283 and tightly coiled tail, are generally the result of developmental dysfunction during
284 spermatogenesis, whereas secondary abnormalities are likely due to extraction procedures [21].
285 Specifically, sperm with tail defects have difficulties swimming through the vaginal canal to
286 reach the oocyte [21]. Sperm with head defects and absent acrosomes may not be equipped with
287 the enzymes necessary to break through the zona pellucida of the oocyte [21].

288 The only known felid population with more abnormal sperm than the mountain lions in
289 Southern California was the Florida mountain lion before genetic rescue [13]. However,
290 Pukazhenti et al. compared fresh semen samples from several felid species collected via
291 electroejaculation, and the spermatozoa observed in this study were extracted from the
292 epididymis and vas deferens [14]. Although we did not use sperm collected from
293 electroejaculation, epididymal sperm is commonly used to diagnose male infertility phenotypes,
294 including teratospermia [22]. We do acknowledge the small sample size in our study, and
295 historically, mountain lions in North America have had poorer sperm quality than those in Latin
296 America. This difference is likely due to the bottleneck that occurred when the species migrated
297 from South America to North America about 10,000 years ago (Supplemental Fig. 1 & 2) [19]
298 [23].

299 The Florida mountain lion population is also the only documented wild felid population
300 in the USA to exhibit a high incidence of cryptorchidism and distal tail kinks [8] [19]. Florida
301 mountain lions experienced a severe population decline due to habitat loss and fragmentation.
302 We identified three mountain lions in the Santa Monica Mountains and one in the Santa Susana
303 Mountains with distal tail kinks. These two traits may be recessive deleterious variants that are
304 linked and co-inherited. The five mountain lions sampled for teratospermia did not exhibit
305 cryptorchidism. Still, of the fifteen total males that we physically examined between December
306 2019 and December 2020, one was cryptorchid (P81) and one had potentially asynchronous
307 testes migration (P78, an etiology associated with cryptorchidism). Previously, we had not
308 identified any cryptorchid males or distal tail kinks in the SMM, and only one distal tail kink had
309 been identified in the SAM since 2001 (Ernest et al. [4] also shown in Fig. 1).

310 Moreover, remote cameras were used to detect mountain lions throughout the SAM and
311 the SMM before the current study period, without evidence of distal tail kinks. So, it may be that
312 inbreeding depression has developed or accelerated more recently, particularly in the SMM and
313 the surrounding region. In a statewide analysis, the SAM and the SMM region (referred to as
314 Central Coast South in [24]) both had very low genetic diversity and small effective population
315 sizes compared to other populations around the state [24].

316 There is a strong correlation between decreased heterozygosity and teratospermia, but
317 this relationship's molecular mechanisms remain poorly understood [14]. However, increased
318 inbreeding results in the loss of heterozygosity which exposes deleterious variants expressed in
319 the sperm [25] [26]. This observation suggests that the genes that give rise to teratospermia,
320 cryptorchidism, and distal tail kinks may be co-inherited in a long run of homozygosity (ROH),
321 something that is common in inbred genomes [27] [28] and may be rich in deleterious variation
322 [27]. The genetic consequences of habitat fragmentation in large carnivores are well
323 documented, and these genetic impacts likely decrease sperm quality through inbreeding.
324 Moreover, genome-wide studies of mountain lions in the SMM region, including ones that
325 originated north of the 101 Freeway as well as south, revealed low diversity regions in their
326 genomes that are not shared between the two populations [7]. This finding suggests that efforts to
327 increase population connectivity in both the SAM and SMM would allow complementation of
328 population specific ROHs that may harbor deleterious homozygous variants in genes or promoter
329 regions [26], thereby reducing the chances of unfavorable phenotypes.

330 We suggest that the use of male fertility assessments can assist with identifying source
331 populations for genetic rescue. Specifically, male fertility assessments may be a valid variable to
332 identify potential founder individuals that would rescue genetically impoverished populations

333 such as the SMM and SAM mountain lions. Secondly, we recommend analyzing spermatozoa at
334 the gene expression level because even the normal appearing sperm from teratospermic
335 ejaculates may have aberrant gene expression levels and difficulties fertilizing ova. Lastly, a
336 genetic rescue was highly beneficial to Florida panthers, but population viability modeling
337 indicates that it will be needed repeatedly in the future [29]. In California, because more
338 extensive and genetically more diverse populations exist nearby, maintaining effective linkages
339 between these populations could provide a long-term solution that may negate the need for
340 assisted genetic rescue. We suggest sustaining and restoring habitat corridors between
341 populations of mountain lions in Southern California to increase genetic diversity and mitigate
342 physical signs of inbreeding depression.

343 Sperm quality assessments in large, wild carnivore species are rare. Here, we show that
344 mortality events in at-risk populations provide the opportunity to survey epididymal sperm
345 morphology. Reduced sperm quality, the reduction of fertility, specifically abnormal sperm
346 morphology, in an already threatened population of mountain lions, along with the first
347 appearance of cryptorchidism and the wider distribution of distal tail kinks, suggests that the
348 mountain lions in these Southern California populations are more seriously threatened than
349 previously thought based on genetic diversity information alone. Male mountain lion fertility in
350 Southern California should be further assessed by methods outlined in this paper, and when
351 possible, through electrostimulation or urethral catheterization for semen collections from live
352 individuals [30]. Future studies should include measurements of kinematic parameters and sperm
353 concentration to better understand and document the geographic extent of inbreeding
354 depression.

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466 simplified semen banking in felids. *Reprod Domest Anim* 2017;52:255–60.
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- 469

470 Figures

471 Table 1. Morphological characteristics of epididymal spermatozoa from testes extracted from
 472 male mountain lions in southern California, December 2019 – December 2020.

Morphology	P56	P76	P78	M267	M252	$\bar{x} \pm \text{SEM}$
Normal	15	13	4	13	1	9.2±2.8
Primary abnormalities						
Macrocephalic	1	1	2	2	0	1.2±0.4
Microcephalic	6	2	4	1	16	5.8±2.7
Bicephalic	5	0	1	0	0	1.2±0.9
Abnormal acrosome	8	5	6	2	1	4.4±1.29
Abnormal Midpiece	2	0	5	0	0	1.4±1
No Midpiece	2	0	0	0	0	0.4±0.4
Tightly coiled tail	80	75	95	131	6	77.4±20.4
Biflagellate	1	0	0	0	0	0.2±0.2
Secondary abnormalities						
Bent midpiece w/droplet	20	26	16	24	0	17.2±4.63
Bent midpiece w/o droplet	3	0	0	0	0	0.6±0.6
Bent tail w/droplet	0	0	10	4	1	3±1.9
Bent tail w/o droplet	0	0	0	0	0	0±0
Proximal droplet	0	1	0	3	0	0.8±0.58
Distal droplet	5	5	0	1	0	2.2±1.2
Bent neck	0	0	0	2	0	0.4±0.4
Total primary	105	83	113	136	23	92±19.2
Total secondary	28	32	26	34	1	24.2±6.0
	148	128	143	183	25	125.4±26.7
% Normal Sperm	10%	10%	3%	7%	4%	
% Abnormal Sperm	90%	90%	97%	93%	96%	

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474 Table 2. ANOVA statistical analyses of structurally normal sperm from southern California and
475 the Barone et al [19] dataset.

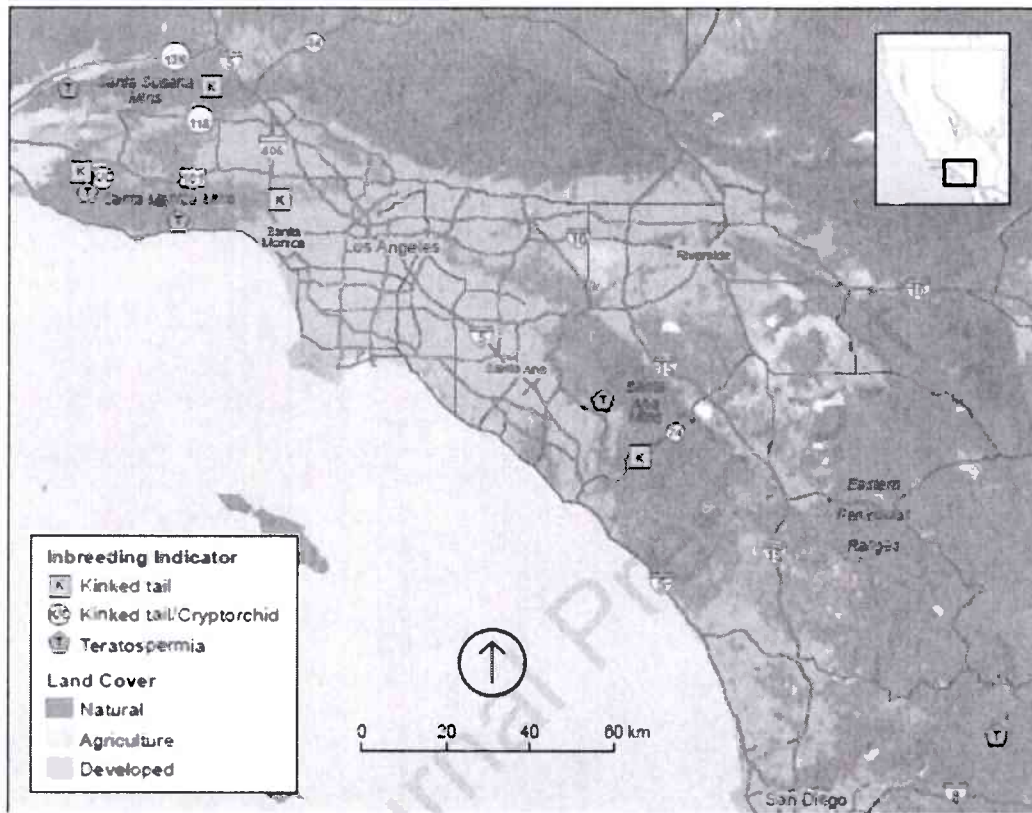
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Population

	S. California (<i>n</i> = 5)	Florida (<i>n</i> = 16)	Texas (<i>n</i> = 9)	Colorado (<i>n</i> = 7)	Latin America (<i>n</i> = 15)	Captive (<i>n</i> = 30)	<i>P</i> (with Florida)	<i>P</i> (with Florida)
Structurally normal sperm (%)	7.0 ± 3	6.5 ± 0.7	14.0 ± 3.5	16.3 ± 2.1	39.4 ± 2.9	16.5 ± 1.9	<0.0001	<0.0001

479 Figure 1: Location of mountain lions with distal tail kinks (kinked tails), cryptorchidism, and
480 teratospermia in southern California. The distal tail kink (kinked tail) in the Santa Ana
481 Mountains was first reported in Ernest et al. [4].



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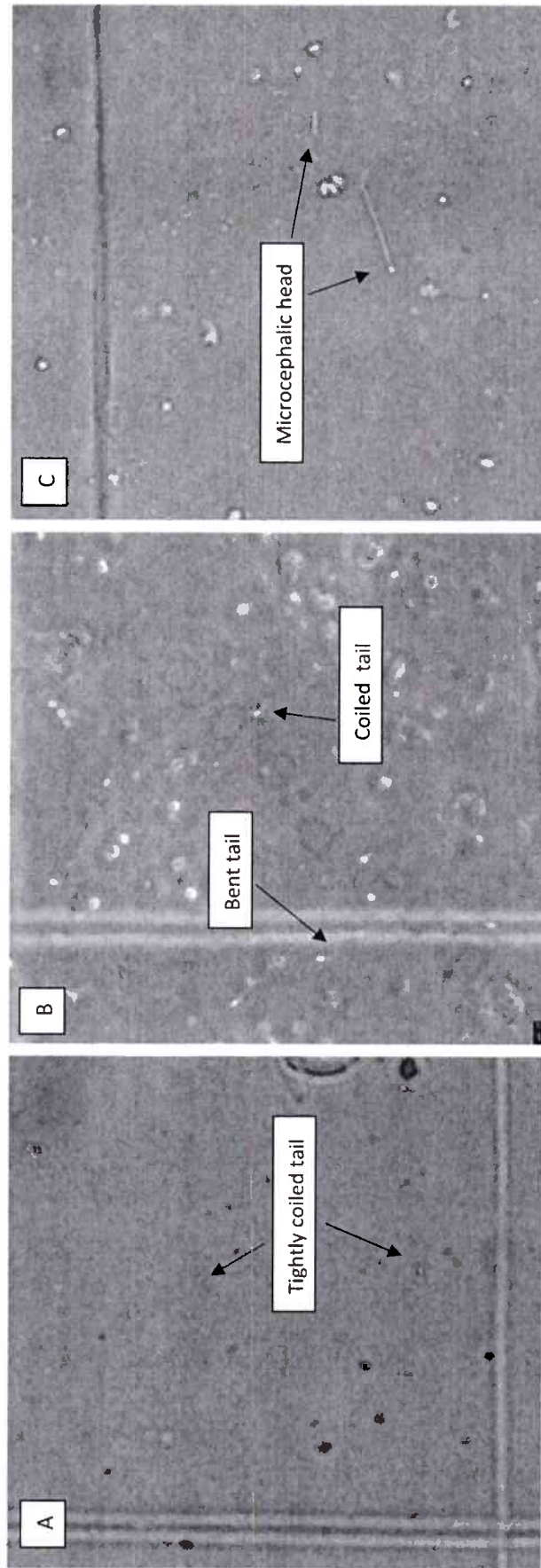
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496 Figure 2 A-C (400X). A. Image of spermatozoa with tightly coiled tail from P56 sample. B. Images of various sperm abnormalities
497 from M267. C. Microcephalic sperm from M252.



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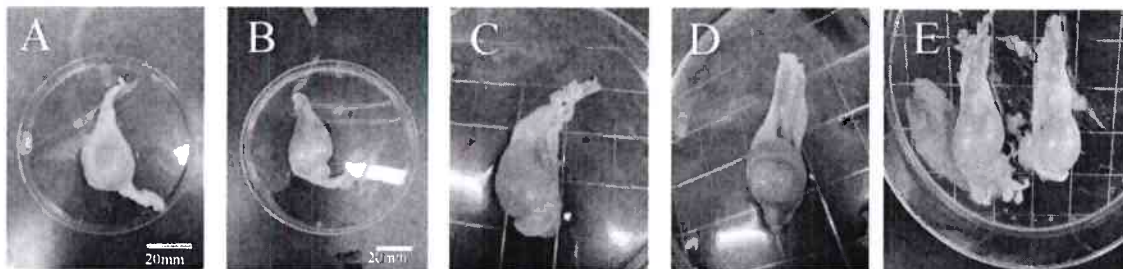
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502 Figure 3 A-E. Image of testes from P56 (A), P76 (B), P78 (C), M267 (D), M 252 (E). Scale for
 503 A-B is noted in the image and grid size for C-E is 20mm

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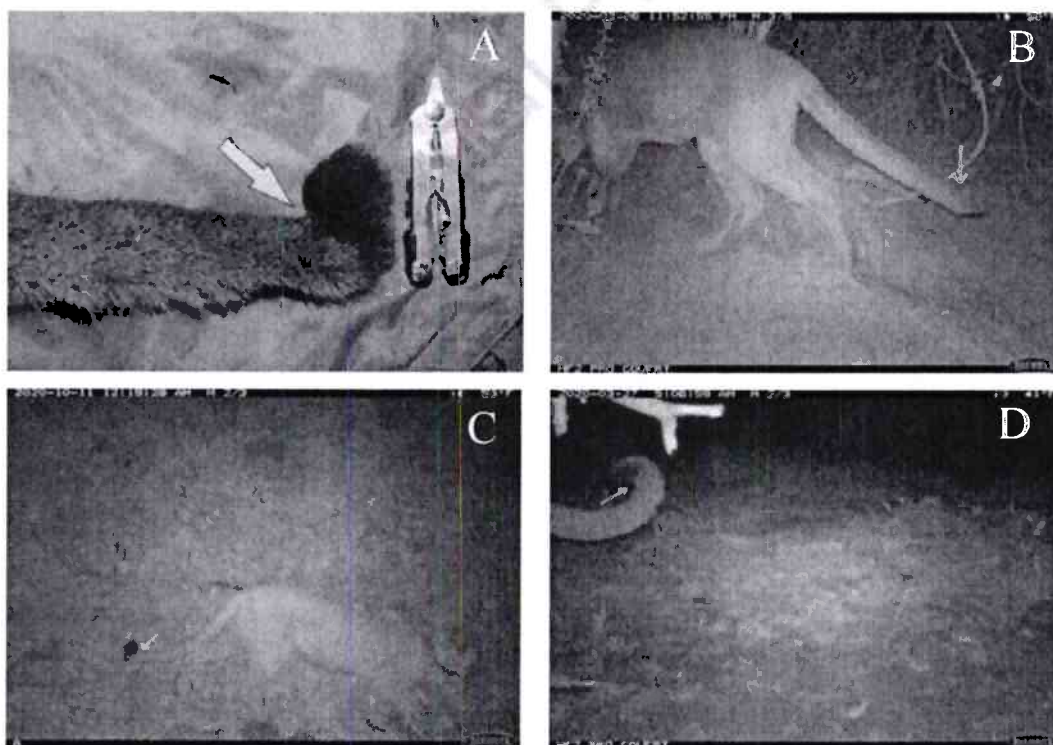


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508 Figure 4. Images of distal tail kinks. (A). Image of P81's distal tail kink. (B). Image of distal tail
 509 kink observed on uncollared mountain lion in Western SMM. (C). Image of distal tail kink on
 510 uncollared mountain lion in SSM. (D). Image of distal tail kink observed on an uncollared
 511 mountain lion in the Eastern SMM.



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Boydd, April

From: Rachel Garrett <rachelgarrett@losglaw.com>
Sent: Monday, January 10, 2022 5:39 PM
To: Nanthavongdouangsy, Phayvanh; COB
Subject: CUP 190038 - Additional opposition letters (Agenda item 21.1)
Attachments: CUP 190038 - Additional opposition letters.pdf

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Good evening,

Attached are additional community letters of opposition to CUP 190038. These were delivered to our offices just prior to the Planning Commission meeting, and I believe they were not included with the initial 549 signed letters.

Best regards,

Rachel Garrett
for
LIEBERG OBERHANSLEY LLP
41911 Fifth Street, Suite 300
Temecula, CA 92590
Tel. No. (951) 699-6600
Fax No. (951) 699-6616

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-

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

Dear Supervisor Jeffries,

I would like to be placed on record as being adamantly opposed to any Commercial Cannabis Cultivation Facilities being allowed in any part of the rural residential neighborhoods of the Santa Rosa Plateau/De Luz.

The predominant zonings in our area are R-R (rural residential), R-A (residential agriculture), Open Space Preserves, and A-1 (light agriculture-with parcels within an Agricultural Preserve). **Commercial Cannabis is specifically prohibited in all these zones.** That leaves only a few random A-1 parcels within our community where Cannabis can be located (with a discretionary permit).

The Santa Rosa Plateau/De Luz is listed as a **"Unique Community"** in the County General Plan, and there is a clear vision in this Plan "to preserve, maintain and promote the intended long term rural residential use of this land."

Cannabis is a manufactured commodity, and by your own ordinances is not in any way considered an "agricultural crop." Introduction of this industry and its criminal element into our family farming community will forever destroy the historical identity, character, lifestyle, and safety of our **"Unique Community"**.

It is an unfortunate oversight that more community outreach and analysis of the unintended consequences of not protecting the **"Unique Community"** of the Santa Rosa Plateau/De Luz from a blanket Commercial Cannabis approval in all A-1 zoning was not performed by your Staff. Further, because the County and Applicant failed to provide adequate notice of this Application, and the Applicant has refused to meet with neighbors, the Application has not received proper scrutiny by the County or the community. At a minimum, proper notice must be given and an EIR must be completed.

It is not too late to **"KEEP OUT BIG WEED"** from our environmentally sensitive, rural community. We encourage you to meet with our group to understand our desire to protect and preserve the family farming history of our community, and to work with us to stop the Application and any future efforts that may come forth.

Thank you for your *time*.

Print Name: Francis Lucille

Signature: Francis Lucille

Kevin Jeffries
District1@rivco.org

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Thank you for your *time*.

Print Name: Maricela Pastor

Signature: 



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District1@rivco.org

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Thank you for your *time*.

Print Name:

Laura Lucille

Signature:

[Handwritten Signature]

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District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name:

Kurt Mekis

Signature:

Kurt Mekis

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Leslie Mekis

Signature: 

Kevin Jeffries
District1@rivco.org

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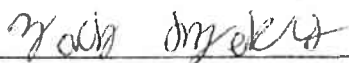
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Thank you for your *time*.

Print Name: Zachary Mekis

Signature: 

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District1@rivco.org

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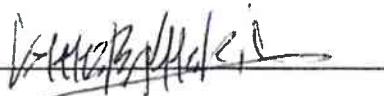
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Thank you for your *time*.

Print Name: Conner Melkis

Signature: 

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District1@rivco.org

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Thank you for your *time*.

Print Name: DOUGLAS POTTS

Signature: Doug Potts 45050 LOS GATOS RD TEMECULA CA 92590

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District1@rivco.org

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Thank you for your *time*.

Print Name:

JOAN POTTS

Signature:

Joan Potts

45050 LOS GATOS RD
TEMECULA, CA 92590

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

Dear Supervisor Jeffries,

I would like to be placed on record as being adamantly opposed to any Commercial Cannabis Cultivation Facilities being allowed in any part of the rural residential neighborhoods of the Santa Rosa Plateau/De Luz.

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Thank you for your *time*.

Print Name: Charles Wang

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: Yueh-Rong Ann Hsu

Signature: Yueh-Rong A Hsu

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: Paul Jeun-Shyh Wang

Signature: Jeunshyh paul wang

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Alma B. Jose

Signature: Alma B. Jose

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Clifton Lewis

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Tamara Williams

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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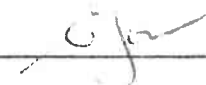
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Thank you for your *time*.

Print Name: EMILIO JOSÉ

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: AOEAN WANG

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name:

Signature:

DIANE WITTING
Diane Witting

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: Victoria Stanith

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: RICHARD BECK

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: Brian Kemp

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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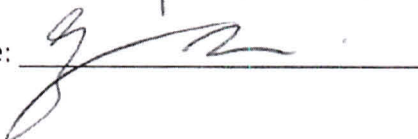
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Thank you for your *time*.

Print Name: Emily Levanduski

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your time.

Print Name: Claudia Fajardo

Signature: Claudia Fajardo

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: Don Contardi

Signature: Don Contardi

Kevin Jeffries
District1@rivco.org

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Thank you for your time.

Print Name: Amy Potter

Signature: Amy Potter

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

Dear Supervisor Jeffries,

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Thank you for your time.

Print Name: Chase Contardi

Signature: Chase Contardi

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your time.

Print Name: Alexander Klarow

Signature: Alex Klarow

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your time.

Print Name: Deanna Contardi

Signature: Deanna Contardi

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: SHAWN P. HURLEY

Signature: [Handwritten Signature]

42125 GRANADO, PL.
TEPÉCUCA CA 92570

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

Dear Supervisor Jeffries,

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Thank you for your time.

Print Name:

Kelly P. Murphy

Signature:

Kelly P. Murphy

DeLuz Resident

42125 Granada Place
Temecula, CA 92590

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your time.

Print Name: Kathleen Hamilton

Signature: K. Hamilton

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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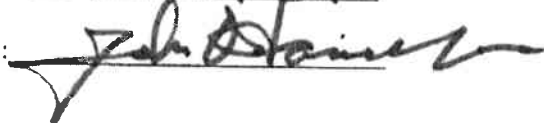
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Thank you for your time.

Print Name:

John Horito

Signature:



Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Thank you for your time.

Print Name: Patricia Verwiel

Signature: Patricia Verwiel

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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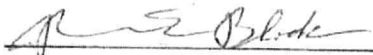
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Thank you for your time.

Print Name: Richard E Block

Signature: 

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: JANE BLOCK

Signature: Jane Block

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: ANTHONY TOOLEY

Signature: Anthony Tooley

Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

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Print Name: Lisa Toley

Signature: Lisa Toley

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District1@rivco.org

Re: CUP # 190038

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Thank you for your *time*.

Print Name: MIKE KANKE

Signature: 

Boydd, April

From: Winston Vickers <twinstonvickers@gmail.com>
Sent: Monday, January 10, 2022 5:59 PM
To: COB
Subject: Re: Board comments web submission
Attachments: Maps of mt lion data relating to Carancho Rd cannabis proposal.pdf

CAUTION: This email originated externally from the Riverside County email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Please also submit the attached document which I will address in my testimony.

Thank you

Dr. Winston Vickers

On Mon, Jan 10, 2022 at 5:05 PM Winston Vickers <twinstonvickers@gmail.com> wrote:
To the clerk of the board,

If written information may be submitted in support of my testimony, I would like to enter the following documents into the record for consideration in relation to this matter.

Thank you

Dr. Winston Vickers

On Mon, Jan 10, 2022 at 12:58 PM cob@rivco.org <cob@rivco.org> wrote:

First Name: Winston
Last Name: Vickers
Address (Street, City and Zip): 49 Bedford Cove -San Rafael -Ca.94901
Phone: 949 929 8643
Email: twinstonvickers@gmail.com
Agenda Date: 01/11/2022
Agenda Item # or Public Comment: 21.1
State your position below: Neutral

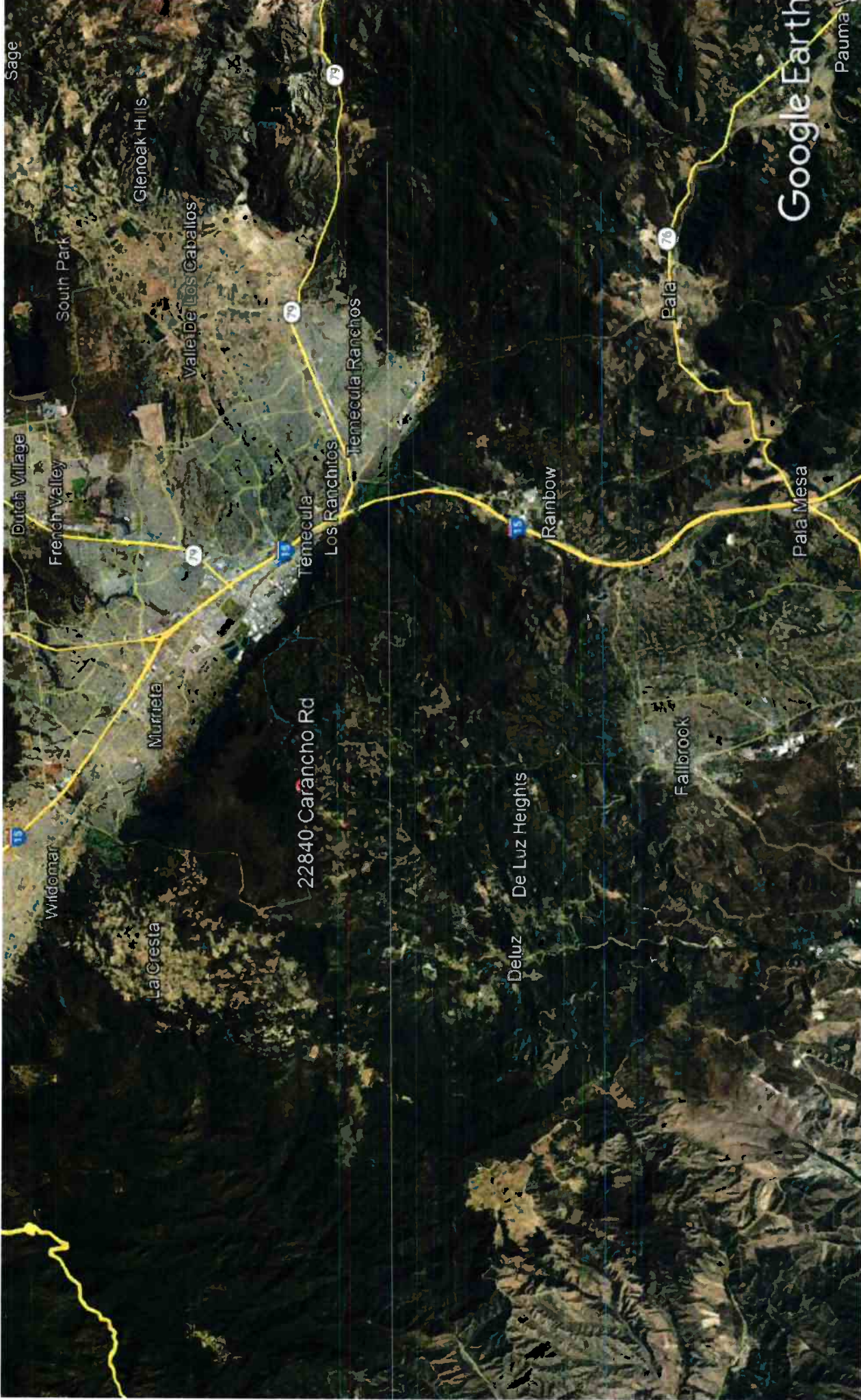
Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220111 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.

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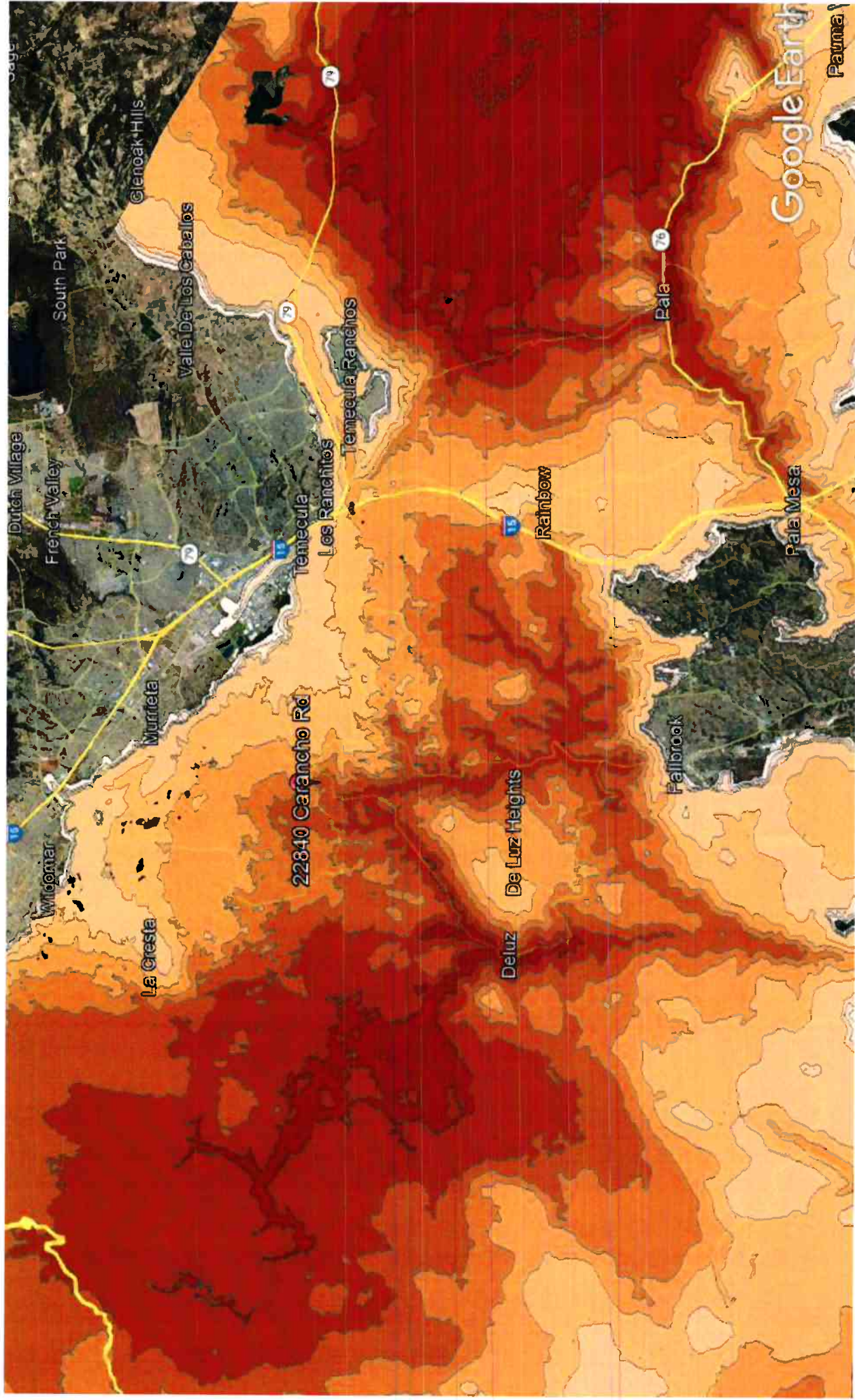
T. Winston Vickers, DVM, MPVM
Associate Veterinarian, UC Davis Wildlife Health Center
949-929-8643 (cell)
twickers@ucdavis.edu, twinstonvickers@gmail.com

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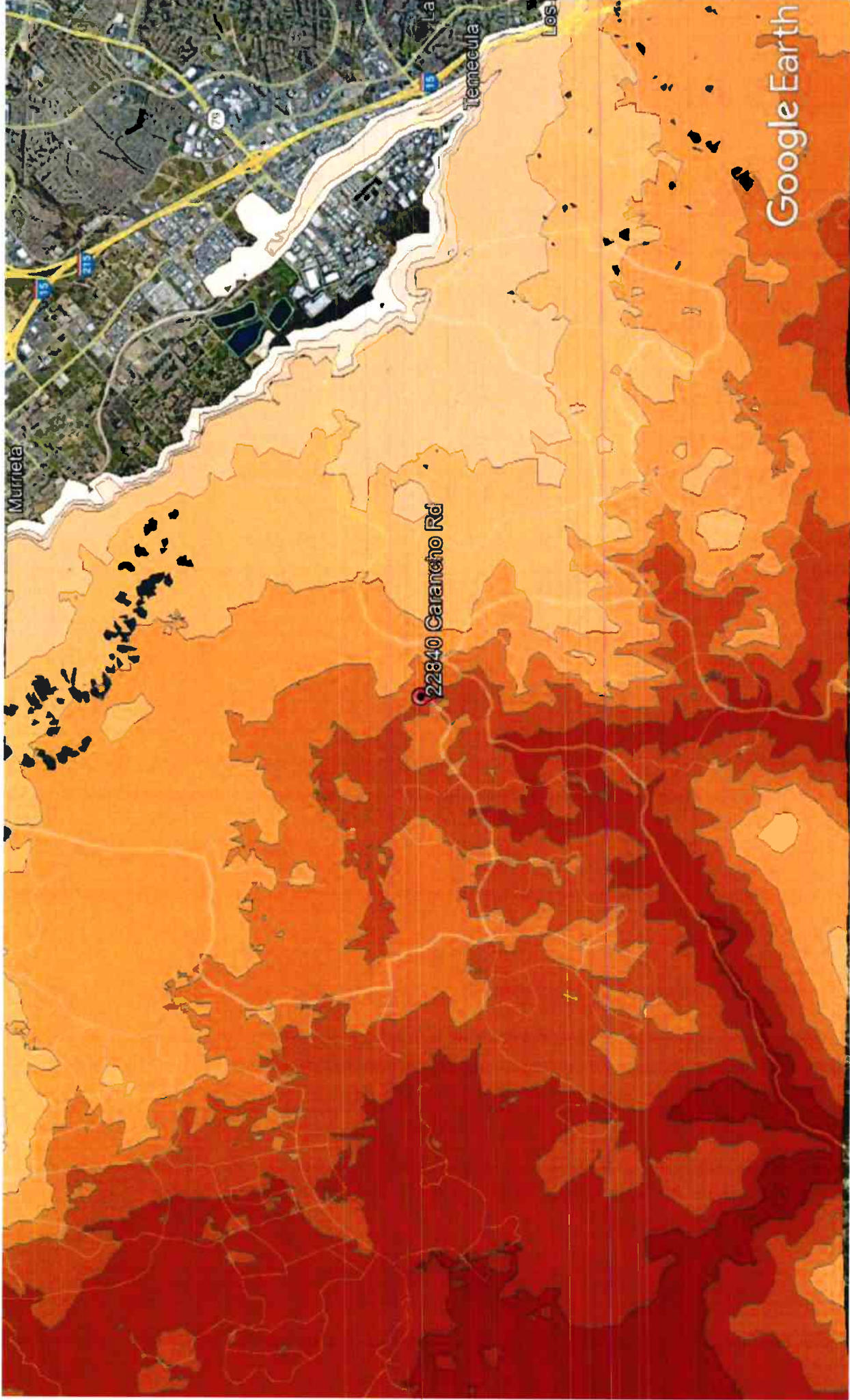
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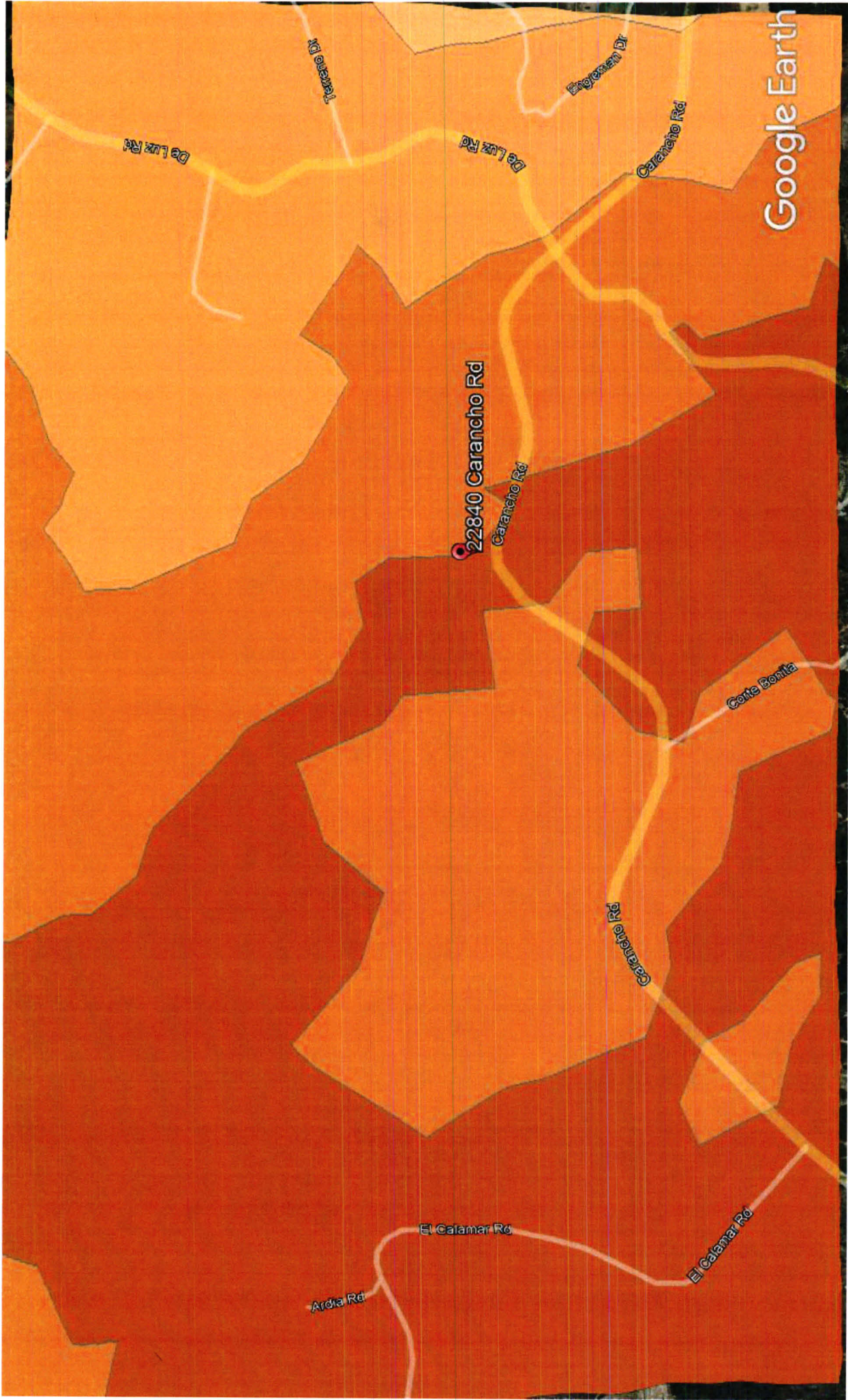
Google earth overview of area with 22840 Carancho Rd identified



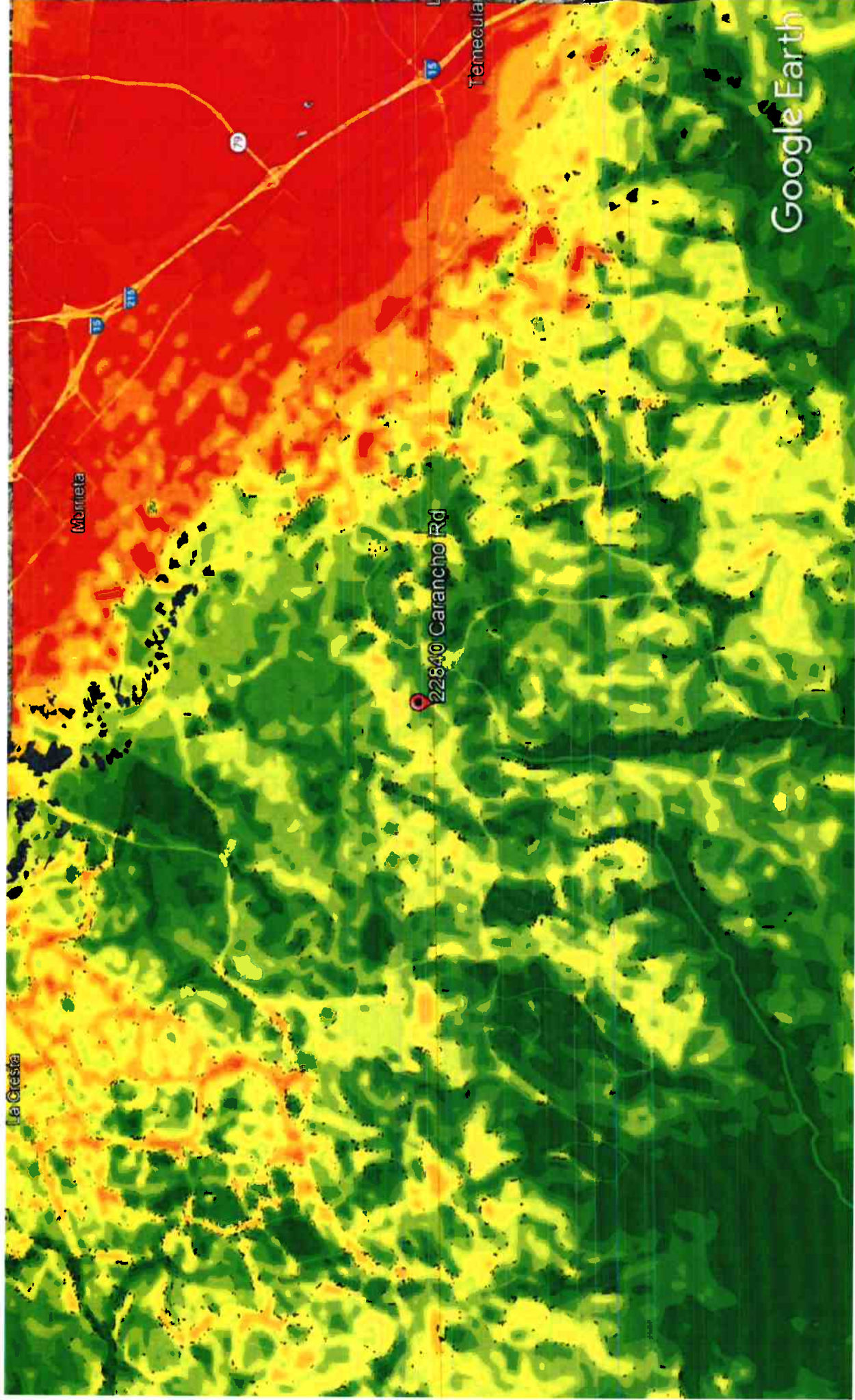
Overview of model of mountain lion movement likelihood – the darker the brown the greater the likelihood of movement



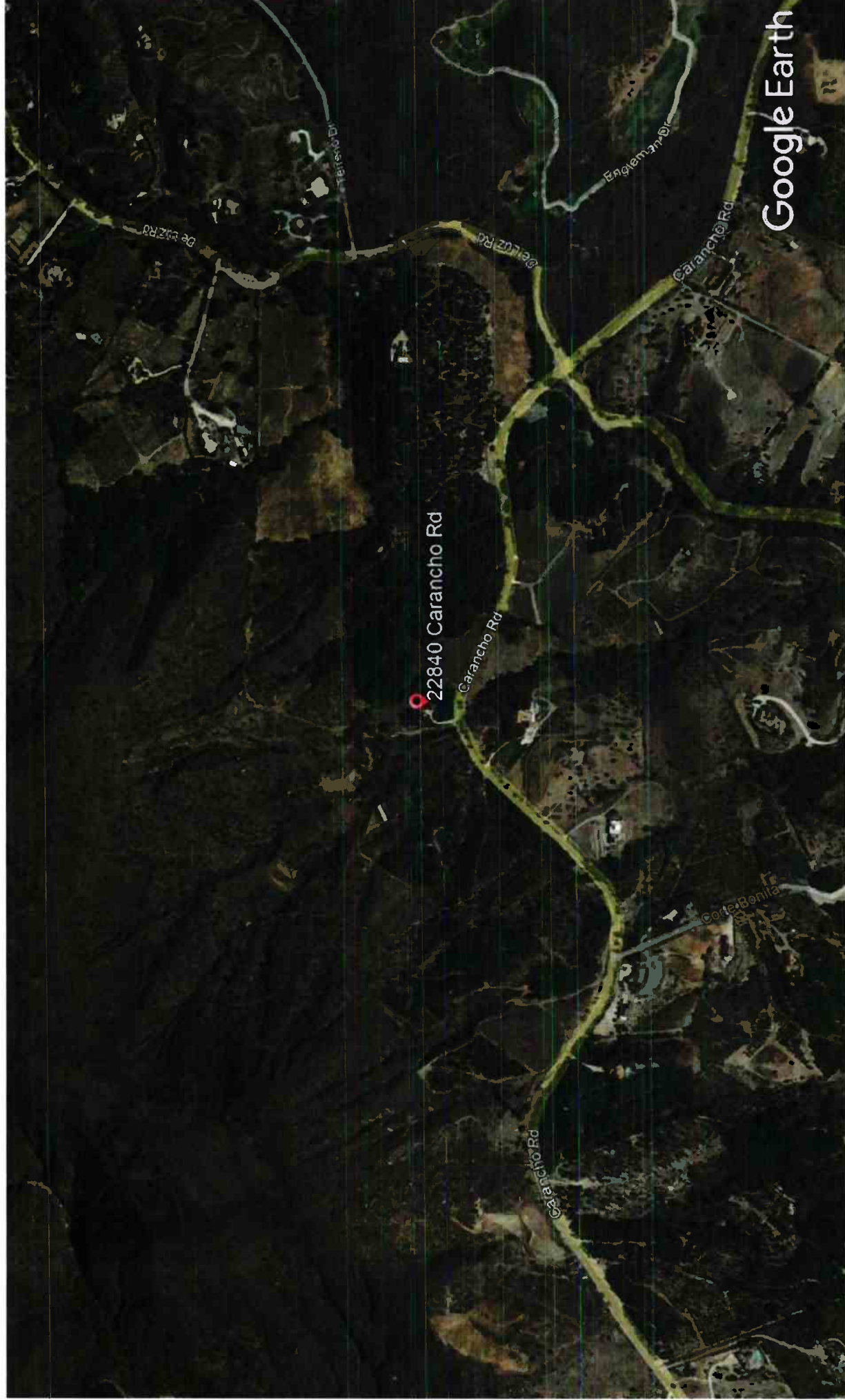
Zoomed in view of model of mountain lion movement likelihood
– the darker the brown the greater the likelihood of movement



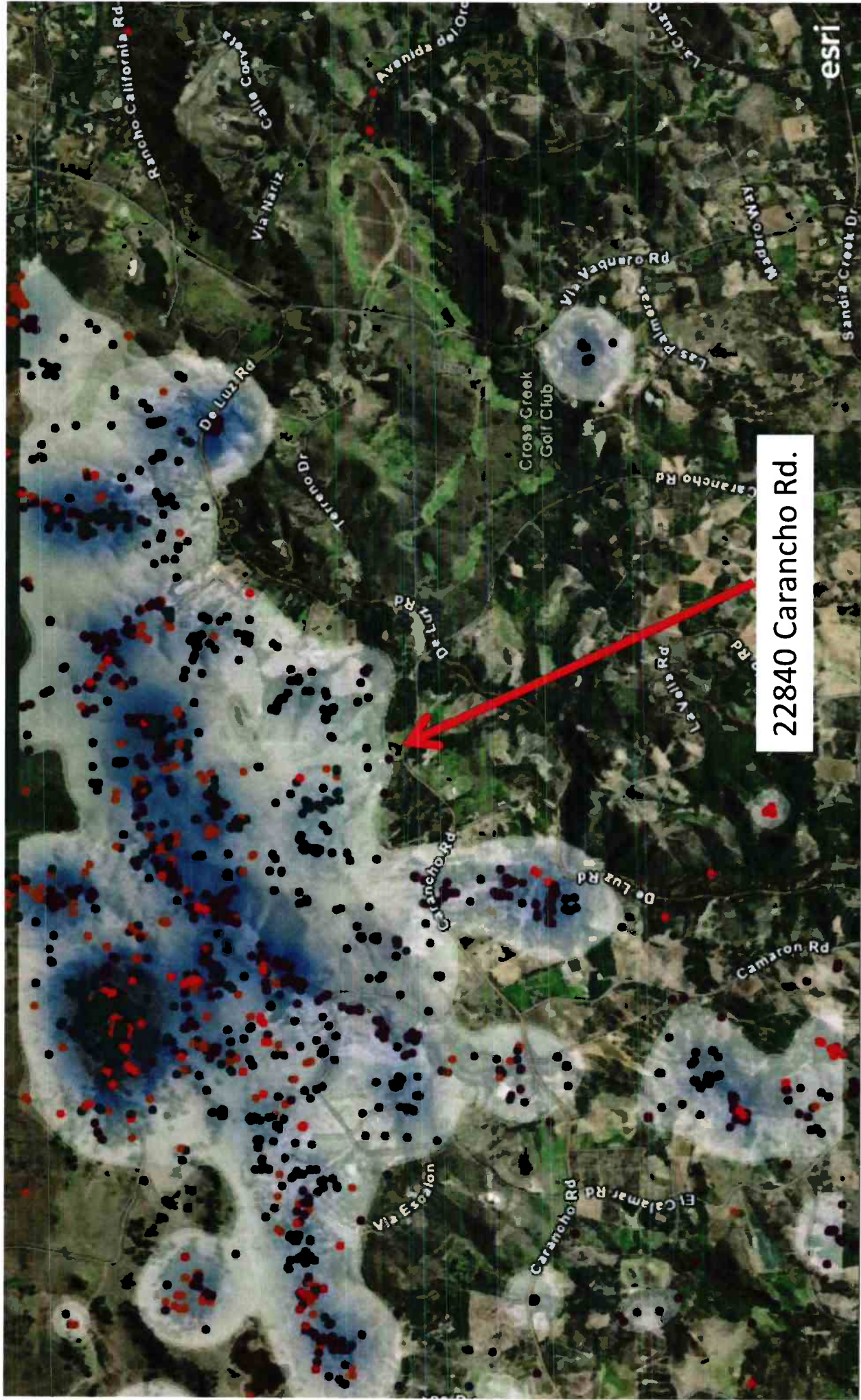
Closer zoomed in view of model of mountain lion movement likelihood – the darker the brown the greater the likelihood of movement



Overview of models of mountain lion habitat use – the darker the green the greater the likelihood of use of the habitat by mountain lions.



Google earth zoomed in view of 22840 Carancho Rd



Historical mountain lion GPS collar data points with heat map of lion data – the darker the blue-purple the more data points are present

Boydd, April

From: cob@rivco.org
Sent: Monday, January 10, 2022 6:10 PM
To: COB; karinmckerahan@me.com
Subject: Board comments web submission

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First Name: Karin
Last Name: McKerahan
Phone: 9097540228
Email: karinmckerahan@me.com

Agenda Date: 01/11/2022

**Agenda Item #
or Public** 21: CUP #190038

Comment:

**State your
position below:** Oppose

Comments: This commercial project does NOT belong in a rural residential (and ecologically sensitive) area! The many potential issues include the traffic (our roads are narrow and twisted), the smell (thousands of residents will be adversely affected), the use of and impact on the region's water supply, and many more. This project is more suited to a commercial or industrial zoned area NOT to our neighborhood. Thank you.

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220111 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.

Boydd, April

From: cob@rivco.org
Sent: Monday, January 10, 2022 6:14 PM
To: COB; jb4528647@gmail.com
Subject: Board comments web submission

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First Name: Ryan
Last Name: Tiegs
Phone: 9512961151
Email: jb4528647@gmail.com
Agenda Item # or Public Comment: CUP 190038
State your position below: Oppose

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220111 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.

Boydd, April

From: cob@rivco.org
Sent: Monday, January 10, 2022 6:47 PM
To: COB; ann.shaw@me.com
Subject: Board comments web submission

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First Name: Ann
Last Name: Shaw
Address (Street, City and Zip): 45175 LaCruz Drive, Temecula 92590
Phone: 9513145732
Email: ann.shaw@me.com
Agenda Date: 01/11/2022
Agenda Item # or Public Comment: 21.1
Comments: I am donating my speaking time.

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220111 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.

Boydd, April

From: cob@rivco.org
Sent: Monday, January 10, 2022 7:10 PM
To: COB
Subject: BOS web comments

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First Name: Karin
Last Name: Runyen
Email: mrunyen@hotmail.com
Agenda Date: 01/11/2022

Agenda Item #
or Public cup 190038

Comment:
State your position below: Oppose

Comments: The issue here is placing a commercial/industrial facility within a residential neighborhood. Our roads are winding and narrow, our law enforcement is thin, this is just not the right area. Noise, stench, commercial deliveries and shipments, nocturnal lighting, armed guards, have no place in any residential neighborhood. October 23, 2018, it was reported that a set of regulations were supposed to be put in place that specified that "no commercial cannabis development will be allowed in designated areas of the county where law enforcement is stretched thin and whose residents have voiced vehement complaints to the county Planning Commission about lights, noise, smell, environmental impacts, water diversion and other factors connected to commercial activity". Where did those regulations go? You have received over 800 petitions, hundreds of phone calls, and numerous letters, we are vehement. Our children are at risk, our elderly are at risk, the entire community is at risk, please do the right thing and vote NO on CUP 190038. Thank you!

Boydd, April

From: cob@rivco.org
Sent: Monday, January 10, 2022 8:08 PM
To: COB; jamesfredette@gmail.com
Subject: Board comments web submission

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First Name: jamez
Last Name: fredette
Address (Street, City and Zip): 44710 vista del mar
Phone: 7144233733
Email: jamesfredette@gmail.com
Agenda Date: 01/11/2022i
Agenda Item # or Public Comment: cup #190038
State your position below: Oppose
Comments: introduce argument entitled: Wind, Odor, Pesticide Drift: Argument Against CUP 190038 Approval"; submitted via email 1/9/2022 to Board Of Supervisors.

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220111 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.

Boydd, April

From: cob@rivco.org
Sent: Tuesday, January 11, 2022 7:40 AM
To: COB; JZC@JessicaZChristopher.com
Subject: Board comments web submission

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First Name: JESSICA
Last Name: CHRISTOPHER
Address (Street, City and Zip): 14540 Avenida Barca
Phone: +19515151954
Email: JZC@JessicaZChristopher.com
Agenda Date: 01/11/2022
Agenda Item # or Public: item number 21, action item 18052-cup190038
Comment:
State your position below: Oppose
Comments: Members of the Board of Supervisors,

I am a locale appraiser and Realtor, and I have worked and lived in this area for more than 20 years. I understand more than most what has happened to our outlying areas when Cannabis Grow developments moved in. Evidence of this is found in Anza and Aguanga. Once a sleepy rural area with little going on has been turned into a haven of crime when Cannabis grows move in. When cannabis grows are allowed into an area, there is a jump in violent crime, sex trafficking, and slavery soon follows. Case in point I spoke with a pastor in Anza over a year ago, who said one of his parishioners had a woman who was banging at their door asking for help. They were afraid to open the door as this was not typical for the area; with large lots, people don't generally walk to their neighbor they call before coming over. Then a car drove by and opened the door; the woman hung her head and went to the car. I have no reason to believe a pastor would lie about that conversation.

In Anza, it's easy to tell what properties have grows as the homes, if on a smaller lot, have chain-link fencing, barbed wire, and mesh on the perimeter and large plastic greenhouses on larger lots. It's unsightly for the neighborhood and affects value as people do not want to leave near that view. It's easy to find the information with a quick google search of Anza Cannabis crime, and you will get a peek of what is in store for De Luz if this grow is allowed in.

De Luz is a family-friendly place. Please, let us keep it that way.
I strongly oppose this project.

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220111 . You will be muted until your item is pulled and your name is

called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.



What's a Volatile Organic Compound?

Those opposed to cannabis cultivation feared that cannabis produced Volatile Organic Compounds, and these VOCs impacted the environment. First a word on VOCs. They are everywhere: in fennel, pine and lemon trees; in the ocean and in bad breath and body odor. Biogenic VOCs, those produced naturally, are not harmful. Some VOCs, like those in paints and petroleum, are harmful and the EPA regulates them. You see warning labels on solvents about VOCs.

To ease worries that plant VOCs cause issues, we asked [Dr. William Vizquete](#), a nationally known atmospheric molecular chemist, what impacts cannabis farming could have in Santa Barbara County.

Dr. Vizquete explained that in some instances, an abundance of biogenic VOCs can mix with [NOx pollutants](#) and form ozone. However, the amount of acres of cannabis grown locally produces negligible amounts of VOCs. In Santa Barbara County, there are about 39,042 tons of Biogenic VOCs emitted into the air by plants each year. Cannabis adds 50 tons annually, bringing the overall number to 39,092. In the big picture, that's not a huge change.

The other component needed to create pollution from Biogenic VOCs is NOx. [Dr. Vizquetes analysis](#) found that NOx is not present at levels in Santa Barbara to create ozone pollution. We're glad the study is out there, because discussion about VOCs and NOx can be intimidating.



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issue air quality warnings due to high levels of NOx.

The finding is unrelated to cannabis farming. That is to say, cannabis farming has not cleared the air of NOx, but with such low levels, there is nothing to worry about from VOCs related to cannabis or other plants like lemon and pine trees, which produce far greater volumes of VOCs.

Nasal Ranger Data Collection

CARP Growers research assistant Sydney Pahle conducts odor testing two times per week all around Carpinteria Valley. She uses a device called a Nasal Ranger that compares odors near cannabis farms to carbon-filtered ambient air. This allows us to continually monitor odors and make adjustments as necessary.

3-pronged solution

As an association of responsible farmers, CARP Growers has used a 3-pronged approach to combating odor issues. We've implemented vapor-phase odor control that works safely and effectively. We've used scientific data and research to determine that cannabis farming does not create air pollution. And we stay on top of odor complaints while proactively monitoring odor. That way, our members can hold each other accountable and make sure we can all breathe easily, especially our neighbors.

Byers-Scientific Analysis 

Air Quality in Carpinteria Valley 



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Cannabis has been stinking up Carpinteria for years. Here's an olfactory tour of progress

By [Kathryn Barnes](#) Nov. 09, 2021 [Cannabis](#)



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A marijuana leaf grows in a greenhouse at Autumn Brands in Carpinteria. Photo by Kathryn Barnes/KCRW.

Some people love the smell of fresh, flowering buds. But for those who live along Highway 192 in Carpinteria, informally known as “Cannabis Alley,” [the scent has become a nuisance](#)

Five years ago, California voters legalized recreational marijuana. Since then, the cannabis industry has ballooned in Carpinteria, as growers quickly converted greenhouses previously used for the city’s booming cut-flower industry into more than 165 acres of cannabis, including nurseries for baby plants and processing space.

“These ones are going to be more like a Dreamwalker. We have a Strawberry Banana. So every one will smell a little differently,” says Autumn Shelton, who grows four acres of cannabis in Carpinteria greenhouses for her business, [Autumn Brands](#). “We even have one that’s called GMO, that stands for garlic, mushroom and onion. It is quite a funky smell, but it is so popular.”

The smell, among other things, has divided Carpinteria for years. In city council meetings, residents complained they couldn’t open the windows of their home without the stink creeping in. Growers accused residents of falsely blaming weed for their asthma and other health issues.

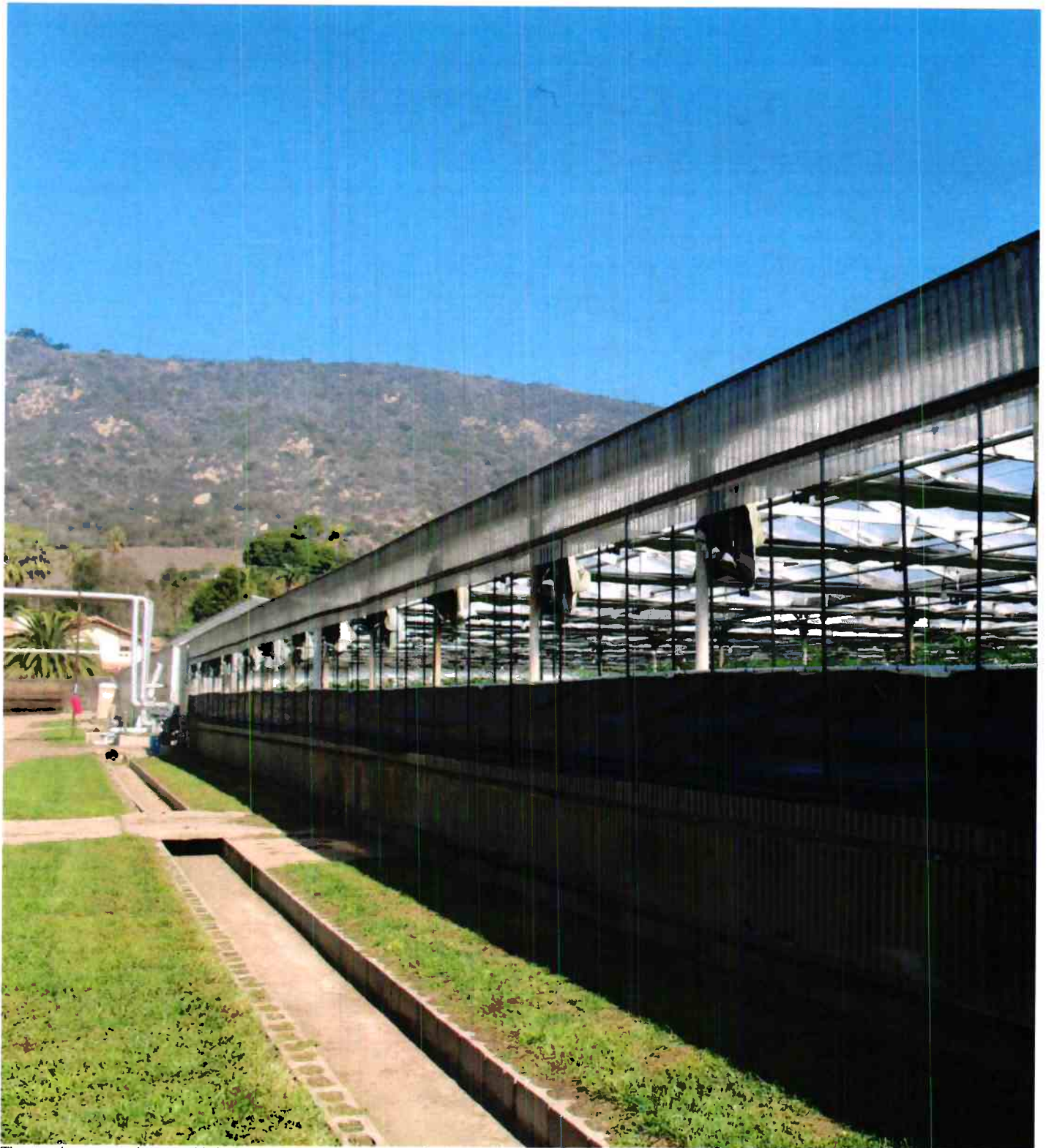
But Carpinterians did more than point fingers. Over the years, they’ve made some changes

“This is our current odor abatement system, the Bayer Scientific vapor phase,” says Shelton, exiting the greenhouse and pointing at a large plastic tub of liquid hooked up to a noisy machine.

Inside the tub is [Ecosorb](#), a liquid solution that gets vaporized and pumped through a perforated pipe distribution system around the perimeter of each greenhouse. It absorbs and neutralizes the odor compounds from cannabis as they sneak out of the vents. The technology is used in similarly smelly industries, like liquid waste plants and meat processing facilities.



Autumn Brands uses vapor phase technology to neutralize cannabis odors before they leave the property. Photo by Kathryn Barnes/KCRW.



The greenhouses growing cannabis in Carpinteria often have openings in the walls and roof to regulate the temperature, which makes controlling the smell tricky. Photo by Kathryn Barnes/KCRW.

Installing odor abatement technology like this one has gone a long way in making Carpinteria less stinky. But the problem persists.

According to the Santa Barbara County Planning and Development Department, Carpinteria residents have filed 959 [odor complaints](#) from September 2020 to September 2021, which comes out to roughly two and a half complaints a day. And due to [the way the county ordinance was written](#), those complaints go unresolved.

“There has not yet been an enforcement because of odor. Not in five years,” says Rob Salomon, a board member of the [Santa Barbara County Coalition for Responsible Cannabis](#)

His nonprofit recently went [from suing cannabis growers](#) to trying to work alongside them. In August, the coalition [signed an agreement](#) with its former adversary, [CARP Growers](#), an interest group that represents the owners of 23 cannabis projects (which make up the large majority of grows in Carpinteria).

Unlike the county ordinance, this agreement includes a rapid response to odor complaints. Under the new plan, a resident can make a complaint to CARP Growers, who will then pinpoint where the smell is coming from. If the culprit is one of their member farms, that owner must make changes to their odor abatement system or risk getting kicked out of the membership group.

If the growers hold up their end of the deal, the coalition agrees not to oppose or appeal any more of their projects.



(L to R): Peter Dugre represents CARP Growers, Autumn Shelton runs Autumn Brands and is a member of CARP Growers, and Rob Salomon is a Carpinteria resident and board member at the Santa Barbara County Coalition for Responsible Cannabis. Photo by Kathryn Barnes/KCRW.

This is an example of two opposing groups joining forces to cut out the middleman — in this case, the slow-moving bureaucracy of county government.

But not all locals are confident this agreement will change things. For one, there has been no public outreach beyond a press release. No one's quite sure what number to call, or why this process is any better than making a complaint with the county. Secondly, the agreement calls for wind monitoring stations meant to identify each smell

complaint, but those aren't up and running yet. And thirdly, new carbon scrubbing technology that may work better than vapor for eliminating odors is caught up in the supply chain kink.

"I applaud the intent behind it. At the end of the day, the proof will be in the pudding, so to speak," says Maureen Claffey, whose family owns an avocado orchard next door to a cannabis farm represented by CARP Growers, which she says still stinks.

She's fed up with the lack of enforcement on the side of the county, just like Salomon, but doesn't think this agreement has any real teeth, either. In fact, she sees this kumbaya moment as a publicity stunt crafted by deep-pocketed cannabis growers.

"I feel like the public only has a short attention span. And if they see this PR machine spinning this good news, they think the problem has been solved. And they're walking away. But at the end of the day, nothing has really improved," she says.



This is one of several greenhouses owned by Autumn Brands. Photo by Kathryn Barnes/KCRW.

Claffey has spoken up about the smell and other issues at county and school board meetings, calling the vapor technology toxic and criticizing the school district for taking what she calls bribes from growers. She's made enemies through her comments.

"I've been trashed on Facebook. I've had friends tell me my daughter can't play with their daughter anymore because of my beliefs on this. When I was on the school board, I was massively attacked," she says.

It got to the point where she and her family decided to move off their farm.

"Our solution was to leave," she says. "We left Carpinteria, we left the school district. I just didn't feel safe."

So, after five years, millions of dollars worth of smell abatement technology, and more than 1,000 complaints from residents, Carpinteria still hasn't found a way to live peacefully with the greenhouses that make the city a marijuana powerhouse.

But Shelton and Salomon are hopeful. They say most growers are committed to working with residents, responding to complaints in a timely manner, and testing the latest smell abatement technology.

"We will definitely have this solved," says Shelton, before another five years pass by.

Boydd, April

From: cob@rivco.org
Sent: Monday, January 10, 2022 1:42 PM
To: COB; yolanda@losglaw.com
Subject: Board comments web submission

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First Name: Jill
Last Name: Lieberg
Address (Street, City and Zip): 41911 Fifth Street, Suite 300
Phone: 951-970-0875
Email: yolanda@losglaw.com
Agenda Date: 01/11/2022
Agenda Item # or Public Comment: 21.1
State your position below: Oppose

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220111 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.

Boydd, April

From: cob@rivco.org
Sent: Monday, January 10, 2022 1:38 PM
To: COB; ycanselen@gmail.com
Subject: Board comments web submission

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First Name: Yolanda
Last Name: Anselen
Address (Street, City and Zip): 24685 Ridgewalk Street, Unit 1
Phone: 9513953500
Email: ycanselen@gmail.com
Agenda Date: 01/11/2022
Agenda Item # or Public Comment: 21.1
State your position below: Oppose

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220111 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.

Boydd, April

From: Brigitte <GitaGreen@aol.com>
Sent: Monday, January 10, 2022 12:18 PM
To: COB
Subject: plans to grow pot Grow House

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The Riverside County Board of Supervisors -

This is awful and I'm unable to attend and speak ! This is in a neighborhood in our backyard.
If this is approved, that neighborhood will change forever.

The primary issue is SAFETY but the value of those amazing properties in DeLuz will suffer. The impact on every phase of life in our adjoining areas will be changed.

Safety, fire protection, property values, traffic issues, water issues...it goes on and on.
Make no mistake that more will come! Once this would be approved we are doomed.

Mr. Jeffries, Washington, Speigal, Hewitt, Perez. This will only be the beginning. 'Save DeLuz' will be there and speaking out.

I once live in a home of a well known attorney who is now a judge and they grew pot right in-between the avocados illegally. It took the police about 2 days to destroy this illegal growth between and the pot growers used their water. Not acceptable and crime will increase and so much more will be a death sentence to so many. Dogs are now roaming all of Anza when the growers used them as watch dogs and then release them if not needed.

Total chaos and as to teenagers and grown up smoking is now even ore so dangerous. It is lazed with Fetanyl and is killing our youth.

Thanks for your time and do not approve this matter.

Brigitte



Virus-free. www.avast.com

Boydd, April

From: Supervisor Jeffries - 1st District
Sent: Monday, January 10, 2022 10:53 AM
To: COB; Nanthavongdouangsy, Phayvanh
Subject: FW: Cannabis/DeLuz

From: Chris Royer <royerland@yahoo.com>
Sent: Monday, January 10, 2022 10:43 AM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Cannabis/DeLuz

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Dear Mr. Kevin Jefferies _____,

My name is Chris Royer. I am contacting you to request that you **please vote "Opposed"** to the Conditional Use Permit (CUP No. 190038) for a commercial cannabis cultivation facility in De Luz.

A commercial cannabis facility is in direct opposition to the general plan's vision for the Santa Rosa Plateau/De Luz community. Also, the planning staff has failed to demonstrate that this operation will not significantly impact our rural neighborhood.

More than 75% of the De Luz community has signed a petition in opposition to this CUP. Please hear the voter's voices and **vote to oppose this discretionary permit.**

Thank you for your time and consideration.

Sincerely,

C.D.Royer

Chris Royer

Boydd, April

From: cob@rivco.org
Sent: Monday, January 10, 2022 2:04 PM
To: COB; jill@losglaw.com
Subject: Board comments web submission

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First Name: Jill
Last Name: Lieberg
Address (Street, City and Zip): 41911 Fifth Street, Suite 300
Phone: 951970-0875
Email: jill@losglaw.com
Agenda Date: 01/11/2022
Agenda Item # or Public Comment: 21.1
State your position below: Oppose

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220111 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.

Boydd, April

From: Fussel, Damian
Sent: Monday, January 10, 2022 1:46 PM
To: COB; Nanthavongdouangsy, Phayvanh; Hildebrand, John
Cc: Greene, Jeffrey; Justus, Kerstin
Subject: Constituent opposed to Fuego Farms Item 21.1

Good afternoon Clerk of the Board,

Please note that Constituent Paul Howartz in De Luz wants to go on record that he is in opposition to Item 21.1.

Best,
Damian

Damian Fussel

Supervisor Kevin Jeffries
Riverside County Board of Supervisors, 1st District
DFussel@RivCo.org

Riverside Office

County Administrative Center, 5th Floor
4080 Lemon Street, Riverside, CA 92501
951.955.1010 / Fax: 951.955.1019

District Office

Lakeland Village Community Center
16275 Grand Avenue, Lake Elsinore 92530
951.471.4500 / Fax: 951.471.4510

Boydd, April

From: cob@rivco.org
Sent: Monday, January 10, 2022 2:48 PM
To: COB; dsilverla@me.com
Subject: Board comments web submission

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First Name: Dan
Last Name: Silver
Address (Street, City and Zip): 8424 Santa Monica Bl #A592, Los Angeles 90069
Phone: 2138042750
Email: dsilverla@me.com
Agenda Date: 01/11/2022
Agenda Item # or Public Comment: 21.1
State your position below: Oppose
Comments: Dear Chair Spiegel and Member of the Commission:

Endangered Habitats League (EHL) opposes this project for industrial marijuana cultivation adjacent to the Santa Rosa Plateau Ecological Reserve. For your reference, EHL is a Southern California regional conservation group. I was also personally involved in the creation of the Ecological Reserve in 1989-1991.

The Santa Rosa Plateau Ecological Reserve is a rare, functioning remnant of California's original biodiversity, and its protection is paramount. This operation would bring night lighting, noise, human intrusion, major water use, greenhouses, a processing plant, fertilizers, and toxic pesticides to a parcel adjacent to the Reserve. It is an industrial use qualitatively different than the typical avocado or citrus groves. I've never heard a compliant about citrus odor!

Due to incompatibility, we urge denial of the CUP.

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220111 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.



EDWARD L. PACK ASSOCIATES. INC.

1975 HAMILTON AVENUE
SUITE 26
SAN JOSE, CA 95125

Acoustical Consultants

TEL: 408-371-1195
FAX: 408-371-1196
www.packassociates.com

January 10, 2022
Project No. 53-050-1

William Parkin, Esq.
Wittwer Parkin, LLP
335 Spreckles Drive
Suite H
Aptos, CA 95003

Subject: Supplement to the Peer Review of the Acoustical Engineering Analysis and the Noise Chapter of the Initial Study/Mitigated Negative Declaration, Fuego Farms, LLC Cannabis Cultivation Facility, 22750 Carancho Road, Temecula

Dear Mr. Parkin:

This letter is supplement to the peer review of the Acoustical Engineering Analysis of the Fuego Farms, LLC cannabis cultivation facility at 22750 Carancho Road in Temecula. The purpose of this supplement is to address some changes to the noise study, which was prepared as an update to the noise study prepared June 1, 2021, and presented in the agenda packet for the January 11, 2022 Board of Supervisors meeting. The updated noise study prepared by Yanchar Design and Consulting Group is dated December 23, 2021.

A November 11, 2021 memorandum from Samuel Hazelip of Fuego Farms, LLP to Phayvanh Nanthavongdouangsy of the County Planning Department states that the updated noise study was prepared in October 2021. However, the noise study attached to the memorandum is dated December 23, 2021. Mr. Hazelip's description of the greenhouses does not match the site plan contained in the updated noise study.

The updated noise study correctly calculates the sum of the exhaust fans shown in Tables B and C. Although, updating the distances from the exhaust fans to the centerline of Carancho Road and to the house setback at the Green residence at 22771 Carancho Road appear to be the only updates. The noise study still did not address the noise levels at the residential property lines. The County noise standards do not state that analyzing noise impacts only to the residential structures is permissible. In addition, the Havins residence at 22775 Carancho Road is also in close proximity to the project and, at minimum, should be included in the analysis.

The noise study remains to be incomplete as the General Plan noise policies and CEQA have been disregarded without explanation. It is unknown if the IS/MND has been updated accordingly.

The project applicant's memo to the County does not agree with the plans and information contained in the applicant's noise study.

All other problems, errors, omissions, inconsistencies and inaccuracies identified in the January 6, 2022 peer review remain applicable. Thus, the Yanchar noise study and IS/MND are fatally flawed and should be updated by persons qualified to prepare environmental noise studies.

As an example, if the project-generated noise level total at a residence is 32.5 dBA (33 dBA) but runs for 50% of the time, the hourly average would be 30 dBA. If operating for 24 hours at 50% of the time, the CNEL would be 37 dB. If the ambient at the residence is also 37 dB CNEL, then the combined noise exposure would be 40 dB CNEL. The project would add 3 dB to the existing ambient noise environment. If a 3 dB increase is substantial, then the project creates a significant noise impact, per CEQA.

Note that a doubling of traffic volume on any given roadway also creates an increase of 3 dB in the overall (CNEL) noise environment.

The allowable increase in noise resulting in a less-than-significant impact is up to the County of Riverside policies. Only with the type of analysis presented in the above example can a determination of significance be made.

Below is a list of items that should be included in the environmental noise documents.

- Quantify the existing ambient noise environment at the residences in close proximity to the project.
- Evaluate the project-generated noise levels (dBA) and noise exposures/impacts (CNEL) against the standards of the Riverside County Noise Ordinance, General Plan and CEQA.

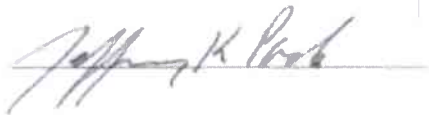
- Determine the location of potentially impacted residences under higher wind and temperature inversions (atmospheric conditions) at farther distances from the project site.
- Verify the accuracy of the exhaust fan manufacturer's noise datum and correct, as necessary.
- Provide correct definitions and explanations of acoustic terms, methodologies and metrics.
- Omit unimportant, meaningless and non-applicable information.
- Provide a comprehensive construction noise document.
- Update the IS/MND to reflect an accurate, consistent and objective document.

The updated documents should be provided to the public with adequate time for review and comment.

If you have any questions, please contact me.

Sincerely,

EDWARD L. PACK ASSOC., INC.

A handwritten signature in dark ink, appearing to read "Jeffrey K. Pack", written over a horizontal line.

Jeffrey K. Pack
President

Boydd, April

From: Supervisor Jeffries - 1st District
Sent: Monday, January 10, 2022 3:31 PM
To: COB; Nanthavongdouangsy, Phayvanh
Subject: FW: New Form Content Email Subject By DNNSmart Super Form

From: RCIT-WebSupport@rivco.org <RCIT-WebSupport@rivco.org>
Sent: Monday, January 10, 2022 2:00 PM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: New Form Content Email Subject By DNNSmart Super Form

Contact us

Your Name * Taryn Cagliero

Email Address * Designsbytaryn@gmail.com

Phone Number

Subject DeLuz Grow House project

Message * I'm writing to ask you to reject the proposed project trying to come to DeLuz called the Grow House.
We are concerned for the community in DeLuz with this trying to come in for many reasons including, environmental, water shortages, well issues to the existing community, also fire issues, and safety!
Please reject!
Thank you for your time,
Taryn

Boydd, April

From: Supervisor Jeffries - 1st District
Sent: Monday, January 10, 2022 3:33 PM
To: COB; Nanthavongdouangsy, Phayvanh
Subject: FW: Request to Oppose CUP 190038

From: Dawn <rogersd68@gmail.com>
Sent: Monday, January 10, 2022 1:49 PM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Request to Oppose CUP 190038

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Jan. 10, 2022

Dear Supervisor Kevin Jefferies:

My name is Dawn Henry. I am writing to request that you **please vote OPPOSED** to the Conditional Use Permit (CUP 190038) allowing a commercial cannabis cultivation facility in De Luz Ranchos and surrounding areas.

A commercial cannabis cultivation facility is in direct opposition to the Santa Rosa Plateau \ De Luz Community General Plan. The planning staff has failed to demonstrate that this particular operation will not significantly impact our very unique community negatively. I have 3 school aged children who attend the local schools and walk home with their classmates. Our entire lifestyle will be disrupted and negatively impacted by introducing a commercial cannabis cultivation facility and associated elements into this rural neighborhood.

To date over 75% of the De Luz resident community have signed a petition in opposition to the Conditional Use Permit - CUP 190038. With all due respect I implore you to please protect and support the voters that you represent, by **officially voting to oppose this discretionary permit**.

Thank you for your time and conscientious consideration.

Respectfully,

Dawn Rogers-Henry

Boydd, April

From: William Parkin <wparkin@wittwerparkin.com>
Sent: Monday, January 10, 2022 3:51 PM
To: Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Cc: COB
Subject: Fuego Farms, LLC; Agenda Item 21, January 11, 2022 meeting
Attachments: 2022 01 10 Supplement Noise Peer Review.pdf
Importance: High

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Chair Spiegel and Members of the Board:

We represent Keep Out Big Weed and this is a supplement to my letter of January 7, 2022 regarding the above referenced project. As I noted in my letter, an update to the noise study from the applicant dated December 23, 2021 was included in the packet posted late last week. The attached letter from our noise expert responds to the assertions in the update.

Thank you for your consideration.

William P. Parkin
Wittwer Parkin
335 Spreckels Drive, Suite H
Aptos, CA 95003
(831) 429-4055

wittwer / parkin



EDWARD L. PACK ASSOCIATES, INC.

1975 HAMILTON AVENUE
SUITE 26
SAN JOSE, CA 95125

Acoustical Consultants

TEL: 408-371-1195
FAX: 408-371-1196
www.packassociates.com

January 10, 2022
Project No. 53-050-1

William Parkin, Esq.
Wittwer Parkin, LLP
335 Spreckles Drive
Suite H
Aptos, CA 95003

Subject: Supplement to the Peer Review of the Acoustical Engineering Analysis and the Noise Chapter of the Initial Study/Mitigated Negative Declaration, Fuego Farms, LLC Cannabis Cultivation Facility, 22750 Carancho Road, Temecula

Dear Mr. Parkin:

This letter is supplement to the peer review of the Acoustical Engineering Analysis of the Fuego Farms, LLC cannabis cultivation facility at 22750 Carancho Road in Temecula. The purpose of this supplement is to address some changes to the noise study, which was prepared as an update to the noise study prepared June 1, 2021, and presented in the agenda packet for the January 11, 2022 Board of Supervisors meeting. The updated noise study prepared by Yanchar Design and Consulting Group is dated December 23, 2021.

A November 11, 2021 memorandum from Samuel Hazelip of Fuego Farms, LLP to Phayvanh Nanthavongdouangsy of the County Planning Department states that the updated noise study was prepared in October 2021. However, the noise study attached to the memorandum is dated December 23, 2021. Mr. Hazelip's description of the greenhouses does not match the site plan contained in the updated noise study.

The updated noise study correctly calculates the sum of the exhaust fans shown in Tables B and C. Although, updating the distances from the exhaust fans to the centerline of Carancho Road and to the house setback at the Green residence at 22771 Carancho Road appear to be the only updates. The noise study still did not address the noise levels at the residential property lines. The County noise standards do not state that analyzing noise impacts only to the residential structures is permissible. In addition, the Havins residence at 22775 Carancho Road is also in close proximity to the project and, at minimum, should be included in the analysis.

The noise study remains to be incomplete as the General Plan noise policies and CEQA have been disregarded without explanation. It is unknown if the IS/MND has been updated accordingly.

The project applicant's memo to the County does not agree with the plans and information contained in the applicant's noise study.

All other problems, errors, omissions, inconsistencies and inaccuracies identified in the January 6, 2022 peer review remain applicable. Thus, the Yanchar noise study and IS/MND are fatally flawed and should be updated by persons qualified to prepare environmental noise studies.

As an example, if the project-generated noise level total at a residence is 32.5 dBA (33 dBA) but runs for 50% of the time, the hourly average would be 30 dBA. If operating for 24 hours at 50% of the time, the CNEL would be 37 dB. If the ambient at the residence is also 37 dB CNEL, then the combined noise exposure would be 40 dB CNEL. The project would add 3 dB to the existing ambient noise environment. If a 3 dB increase is substantial, then the project creates a significant noise impact, per CEQA.

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Below is a list of items that should be included in the environmental noise documents.

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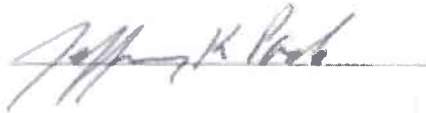
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The updated documents should be provided to the public with adequate time for review and comment.

If you have any questions, please contact me.

Sincerely,

EDWARD L. PACK ASSOC., INC.

A handwritten signature in dark ink, appearing to read "Jeffrey K. Pack", is written over a horizontal line.

Jeffrey K. Pack
President

Boydd, April

From: Nanthavongdouangsy, Phayvanh
Sent: Monday, January 10, 2022 3:50 PM
To: COB
Cc: James Waite
Subject: FW: Documents for CUP 190038 Record (Fuego Farms)
Attachments: CEQA MND Issues Table.pdf; Proximity to Public Park Issue - Final.pdf; Air Quality and Santa Barbara County Cannabis - CARP Growers.pdf; Santa Barbara News Press - Upset over cannabis odor.pdf; Santa Barbara Independent - County in Uproar over Cannabis Odors.pdf; KCRW Article - Cannabis Stink.pdf

From: James Waite <james@roberson-waite.com>
Sent: Monday, January 10, 2022 3:37 PM
To: Nanthavongdouangsy, Phayvanh <PNANTHAV@RIVCO.ORG>
Subject: Documents for CUP 190038 Record (Fuego Farms)

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Phayvanh,

I have documents that I'd like added to the record for tomorrow's hearing regarding CUP #190038. Thank you for all your support.

Best Regards,



James Waite

CEO / INTEGRATOR

O: 714-698-0930 **C:** 951-445-1117

www.roberson-waite.com



This email has been scanned by the Trinity Networx Email Security System. For more information please visit <https://www.trinitynetworx.com/network-security>

Proximity to Public Park Issue

1. Ordinance 348, section 19.511 states the following:

- a. Indoor and Mixed Light Cannabis shall not be located within 1,000 feet of any Child Day Care Center, K-12 school, public park, or Youth Center. (See yellow highlighted section below)

SECTION 19.511. CANNABIS CULTIVATION STANDARDS.

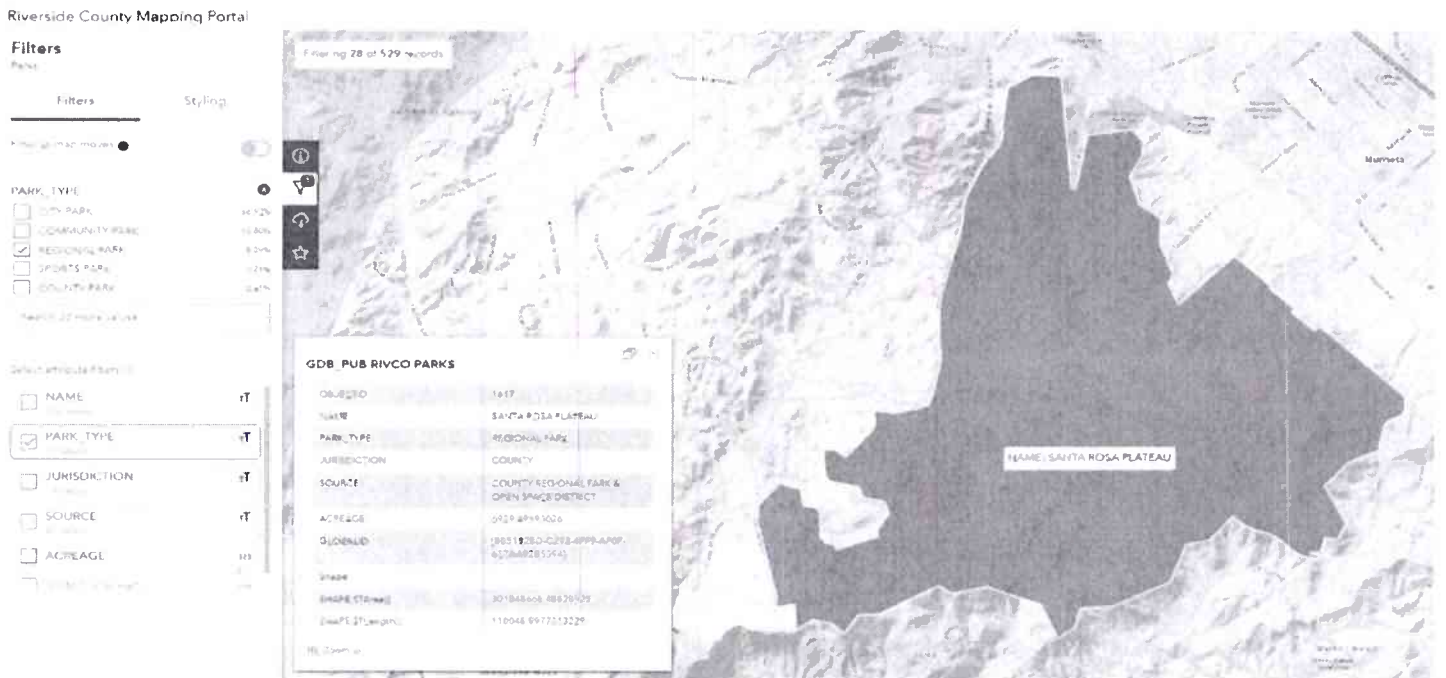
In addition to the approval requirements in Section 19.506 of this ordinance and the development standards in the applicable zoning classification, Cannabis Cultivation operations shall comply with the standards provided below. If there is an inconsistency between the development standards of the zone classification and these standards, the more restrictive standard applies.

A. LOCATION REQUIREMENTS.

1. Indoor and Mixed Light Cannabis Cultivation shall not be located within 1,000 feet of any Child Day Care Center, K-12 school, public park, or Youth Center. The distance shall be measured from the nearest points of the respective lot lines using a direct straight-line measurement. A new adjacent use will not affect the continuation of an existing legal use that has been established under this Article and continuously operating in compliance with the conditional use permit, and local and State laws and regulations. This location requirement may be modified with the approval of a variance pursuant to Section 18.27 of this ordinance. In no case shall the distance be less than allowed by State law.

2. The Santa Rosa Plateau Ecological Reserve is considered a public park with a designated park type of “Regional Park”

- a. The “Riverside County Mapping Portal, aka GIS” confirms that the Santa Rosa Plateau area is considered a “Regional Park”



- b. The Southwest General Plan also refers to the plateau as a “Regional Park”

The Santa Rosa Plateau Ecological Reserve

The 8,200-acre Santa Rosa Plateau Ecological Reserve is located on the east side of the Santa Ana Mountains, immediately west of the Cities of Murrieta and Temecula. This unusually rich habitat serves as both a habitat reserve and active regional park. The Reserve is also unique in that it is a cooperative management project of the Nature Conservancy, the Riverside County Regional Park and Open Space District, the California Department of Fish and Wildlife, the U.S. Fish and Wildlife Service, and the Metropolitan Water

3. The RivCo Parks website states that over 50,000 day-use visitors and 7,000 students visit annually to become inspired by one of their community's most outstanding natural and cultural resources.



Another landowner on the Reserve is the Riverside County Regional Park and Open-Space District. The Park District is responsible for visitor services including a 40 mile trail system, Visitor Center, and education programs. Together with the financial support from the nonprofit Santa Rosa Plateau Foundation, the Riverside County Regional Park and Open-Span District annually hosts over 7,000 local grade school children that visit and become inspired by one of their community's most outstanding natural and cultural resources.

Additional purchases have expanded the Plateau's protected size to nearly 10,000 acres. Annually, more than 50,000 day-use visitors travel to the Reserve for hiking, photography, nature study, etc. Visitors may also use certain designated trails for horseback riding and mountain biking.

4. Ordinance 348, section 19.511 also states that, “The distance shall be measured from the nearest points of the respective lot lines using a direct straight-line measurement.” (See red highlighted section below)

SECTION 19.511. CANNABIS CULTIVATION STANDARDS.

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- a. The parcel proposed for the Fuego Farms project and the Santa Rosa Plateau Ecological Reserve are **contiguous**, making this project in **violation** of Section 19.511 of Ordinance 348.



Santa Barbara County in an Uproar over Cannabis Odors

From Carpinteria to Santa Ynez Valley, Lawsuits, Public Hearings, and Civic Protests Complain About the Smell Emitting from Greenhouses and Fields

By Nick Welsh | Published June 6, 2019



If County Supervisor Das Williams led more with his nose and less with his chin, perhaps he'd be getting more love in his own hometown. Carpinteria, the cozy coastal community which Williams

represents, has become ground zero for this year's most hotly disruptive news story – the unintended consequences of legalizing cannabis, and the stink it is causing, both in the air and on the ground.

But it's not only Carpinteria. Almost all corners of Santa Barbara County are in an uproar.

About a month ago, an angry, disparate group of activists – from the very north to the southern tip of the county – came together to form the Santa Barbara Coalition for Responsible Cannabis Cultivation. Singularly missing from their roster are any actual pot cultivators, but there are plenty of Santa Ynez Valley vintners, who worry that the skunk-like scent of cannabis wafting from nearby cannabis fields will destroy the economic viability of their wine tasting rooms and avocado orchards. Besides odious odors, the coalition also has a laundry list of complaints, including round-the-clock generator noise, late-night lights, new fences, barking guard dogs, and security personnel, some of whom are reportedly armed.

A couple of formidable former county officials and at least one big-money philanthropist are behind the group, which has already filed one lawsuit. And beginning this week, members of the coalition will be embarking on a campaign of house-to-house political warfare, challenging every one of the 16 land-use permits the county has issued to the cannabis industry.

First District Supervisor Williams, who has lived in Carpinteria for six years, is known for his brash legislative style. But is it fair to say he could have cooled the intensity of this public outrage if only he had shown more sympathy when the cannabis critics first began complaining? After all, Williams is only one of five supervisors. But there's a reason he and North County supervisor Steve Lavagnino are unofficially dubbed the "Doobie Brothers." They are behind the record-setting speed with which the county's new cannabis ordinance was approved.

Red Shirts and Clothespins

The issue blew up last Thanksgiving when the popular social media website Nextdoor Carpinteria all but melted down with complaints about the penetrating stench of cannabis rippling out of Carp greenhouses. By January, angry Carpinterians, wearing red shirts and carrying symbolic clothespins, stormed the supervisors' chambers, demanding relief. Williams was singled out for personal vilification. Never one to shy away from a fight, Williams launched a verbal counterattack against one particularly outspoken critic. And from the dais, no less. As a rule, elected officials who operate at the retail level – such as county supervisors and city councilmembers – don't do that.

So it is perhaps understandable that Williams opted not to attend a special meeting convened by the Carpinteria City Council on May 28 to discuss cannabis woes. To be fair, the meeting posed a lose-lose proposition for Williams, a political pro who combines a preacher's fervor with a policy wonk's granularity. Over the past 16 years, Williams, a liberal Democrat and an environmental flag-waver, has gotten himself elected first as a Santa Barbara city councilmember, then as a state assemblymember, and now, in 2017, as the Santa Barbara supervisor. Recently, he took out papers indicating he plans to run for reelection in 2020. (His critics in the anti-cannabis front have already been trolling for candidates to run against him.) Or he could decide to run for state Senate when Hannah-Beth Jackson's term expires a year from now. So if Williams showed up at the Carpinteria council's cannabis fest, he'd have found himself assigned the unhappy role of human piñata.

The numbers
surrounding
Santa Barbara's

Carpinteria Cannabis Cultivatio
This map was made with Google My Maps

cannabis industry are changing all the time. They fluctuate almost daily and, like all “facts,” are subject to bitter dispute. For example, state stats indicate there are 42 acres of cannabis under cultivation in Carpinteria. But such metrics depend on how one defines “canopy.” Is it the bushes themselves or the buildings they inhabit? If you assume the latter, Carpinteria has closer to 200 acres in the cannabis permit pipeline. But Carpinteria, it turns out, has a cap of 186 acres. So where does that leave us? In the county, one must first secure the necessary land-use permits. Then one can apply for the necessary business license. Only one operator has achieved both feats.

Terms

This map shows locations of cannabis greenhouses in Carpinteria with pending permits (red dots). | Source: [County of Santa Barbara](#)

Total Temporary Licenses, Santa Barbara County: 928
Total Temporary Licenses, Humboldt County: 773
Total Temporary Licenses, State of California: 2,858
Total Number of Individual Operations: 52

Total Acreage: 174.33 acres*

(*This assumes 42 acres in Carpinteria rather than 200)

Land-Use Permit Applications Filed: 153
Land-Use Permits Approved: 16
Land-Use Permits Issued: 9
Land-Use Permits Appealed: 5
Business License Applications Filed: 15
Business Licenses Approved: 1

Williams first said he didn't attend the meeting due to confusion over the timing. He then said he didn't want to get "derailed" from the important issues that made him run for office in the first place: environmental sustainability, climate change, public safety. He stressed his willingness to meet with anyone — "I'm showing my face all the time," he said — just as long as they're serious about "solving problems and finding solutions." Too many of his critics, he worried, "are just looking to fight."

If the debate over cannabis becomes at times poisonously personal, there's no shortage of theories why. A spokesperson for the cannabis industry blames post-traumatic stress disorder. The Carpinteria Valley did come within a hair's width from being wiped out during last year's debris flow, but that doesn't explain the hotbeds of discontent boiling over in the Santa Ynez Valley and the scenic Tepusquet Canyon outside Santa Maria.

The Psychology of Smell

Smell is a strange and powerful thing. Humans, it turns out, don't experience smell the same way we experience the other four senses. Smell bypasses the part of the human brain that governs rational thought, where the other four senses are first processed. Instead, smell goes directly to a part of the brain governing emotions and memory. Consequently, smell wields a profound effect on mood and behavior. But because humans lack the same detailed and descriptive vocabulary where smell is concerned, it's hard to talk about. And what can't be put into words is hard to acknowledge.

Smell is also notoriously subjective. Different people can experience the same odors at the same location completely differently. Once experienced, a smell memory can be easily retriggered, and the brain

reaction is not necessarily proportional to the stimuli. Unlike sound and light, there are no agreed-upon metrics by which units of smell can be measured and recorded.

Smell was the main topic of conversation at last Tuesday's Carpinteria City Council meeting — smell and the county's apparent lack of interest in it. Joan Esposito, a longtime resident and a former professional hell-raiser on behalf of kids with dyslexia, blamed cannabis odors for migraine headaches and asthma attacks. Even with the aggressive odor-control systems touted by the industry and Supervisor Williams, Esposito said, "It still stinks." Charlotte Brownlee, representing Cate School, the elite prep school located near Lion's Park, said there are five greenhouses located within a mile of their campus: "We continue to suffer from noxious, persistent odors." And another woman described how her throat started to constrict after she drove through a curtain of fumes around Padaro Lane on her way home one night.

Carpinteria Vice Mayor Al Clark (left) accused the county of treating the city residents like "guinea pigs," and Councilmember Gregg S. Carty said: "I hope Das Williams is watching on TV. I don't see him in the audience."

Councilmember Al Clark, the old man of the mountain with more than 20 years seniority, said Carpinterians were being treated like “guinea pigs.” “We’re experiencing reported health complaints while we’re waiting for something to happen,” he said. That “something” was a regulatory and enforcement scheme that is supposed to address the so-called bad actors. Councilmember Gregg Carty said, “I hope Das Williams is watching on TV. I don’t see him in the audience.”

A handful of cannabis growers did show up, braving the sea of rolling eyeballs as they sought to put the industry’s best face forward. Council chair Wade Namura frequently found himself forced to remind those in attendance to be respectful. But not all 20 of those making public comments took heed. Scott Van Der Kar, a longtime avocado rancher, sarcastically noted that he hadn’t realized he was allergic to cannabis smells until Sophie Van Wingerden, a third-generation greenhouse farmer and a main player in the Carpinteria cannabis industry, walked by. Then, he said, his eyes began to water and his throat began to constrict.

Though the Carpinteria meeting was only supposed to be informational, the City Council voted unanimously to take some kind of action on June 17. Just what action remains to be seen. More letters? And if so, to whom? An official resolution? Another threatened lawsuit?

A Hot, Steaming Mess

Carpinteria and the rest of Santa Barbara County are experiencing the collective, localized whiplash inflicted when state voters attempted — three years ago — to overturn 90 years of just-say-no federal drug laws. Back in 1937, the federal government effectively outlawed cannabis by taxing it into oblivion. Then in 1970, the United States government declared marijuana a dangerous drug with no redeeming medical virtues — on par with heroin. In 1996, however, Californians, in opposition to the

federal laws, voted to decriminalize pot for medicinal purposes. And then, in November 2016, the state voted overwhelmingly to legalize weed for the sheer euphoric, recreational fun of it.

Ever since, it's been a hot, steaming mess.

The unintended consequence of this initiative has been a case study in hyperactive incoherence and operational dysfunction. While California growers are reportedly producing eight times more legal product than state consumers can ingest, 380 of 540 cities and counties are refusing to allow retail outlets to open shop within their borders. No wonder the price of cannabis has been in perpetual freefall. Two years ago, the price per pound hovered above \$2,000; today, it's closer to \$500.

Some alarmed state legislators have pushed desperate remedies; one proposed bill, for example, would mandate local governments to approve one retail outlet for every six licensed liquor stores in their jurisdiction. Late last week, that bill died in committee. Meanwhile, the industry is calling for tax relief. State taxes and fees are tough enough, they say, but those exacted by cities and counties are killers. This high cost of doing business, they claim, puts the legal cannabis industry at a serious competitive disadvantage with black-market operators.

Sofia Van Wingerden (left) a third-generation greenhouse farmer, praised the industry, while Maureen Foley Claffey, who has been complaining about her neighbor's next-door cannabis grow, is now taking her case to the planning commission.

Even in Santa Barbara County, one of the few California counties to embrace cannabis, the only city to have retail outlets is Lompoc, an agricultural town once famous for flower fields but currently in the depths of fiscal despair. (Santa Barbara is on the verge of opening two retail dispensaries, and Goleta is allowing six. When these open remains a long way down the road, as are the eight that might be allowed in unincorporated Santa Barbara.) Worse is the bottleneck stopping up the supply chain because California only has a very small number of laboratories able to test if cannabis products are pesticide-free – a critical component, since the state’s initiative promised it would be. To date, there is not one such lab operating in Santa Barbara County, though an application is pending in Goleta.

Most of the greenhouses in the Carpinteria Valley are not within the City of Carpinteria, which has never been cannabis-friendly. It always worried that the county, which has jurisdiction over the Carp Valley, would not provide enough protection for city residents. This might explain why, even though California law allows adults the right to grow six cannabis plants for their own personal use, Carpinteria city law requires that they be grown indoors and no retail storefront dispensaries are allowed.

Earlier on, in fact, the Carpinteria council had given serious thought to suing the county over the cannabis ordinance and had set aside funding for just such an effort. Although nothing would come of such saber-rattling, city administrators testified at public hearings and submitted reams of protesting letters. The city has, however, indicated an openness to locating a cannabis lab and a distribution center in the industrial park section of town located on the mountain side of the freeway.

And the \$64-billion question remains, as it always has, what to do with all the cannabis cash its growers and retailers are hoping to earn. Federally insured banks are naturally gun-shy about accepting revenues generated from a federally prohibited product. To help navigate all this confusion, a

new cottage industry has emerged populated by lobbyists, political consultants, \$800-an-hour attorneys, land-use agents, and commercial real estate speculators. It's enough to make anyone want to take a bath.

Big Tree in the Forest

The State of California gave counties the option of passing their own rules to regulate and tax the cannabis industry. Santa Barbara County, already home to a massive, quasi-underground medicinal cannabis business, jumped in headfirst. In a series of votes, the county supervisors opened their arms to the new incarnation of an old industry. By bringing the "gray market" operators out of the shadows and into compliance, the supervisors maintained they could create a safer, saner industry for consumers, while generating the tax revenues, as much as \$25 million a year, needed to eradicate the criminal element and black-market operators.

When the dust of legalization settles, it's all but certain Santa Barbara will be the tallest tree in the forest when it comes to cannabis cultivation. Right now, Santa Barbara has the most temporary and provisional licenses of any county in the state by far. In fact, Santa Barbara County has roughly 32 percent of all the provisional licenses California has issued.

Graham Farrar (left) one of the best faces forward for the cannabis industry, confronts a sea of rolling eyes, while Anna Carrillo, who continues to birddog the cannabis process like no one else on behalf of the Carpinteria Valley Association, is far from happy with the results.

Many of these are for greenhouses along Highway 192 that until only a few years ago were sprouting gerbera daisies for global beautification. But when that market disappeared, cannabis emerged. Today, Carpinteria Valley is home to 25 greenhouse cannabis operations.

For champions of the new industry, cannabis means, among other things, economic vitality and lots of high-paying new jobs that pay considerably better than tourist-trap wages. It means fewer big 16 wheelers rumbling through the Carpinteria Valley, laden with daisies. It means less pesticides being used, and cleaner, safer cannabis products, properly labeled for potency and strain. At the Carpinteria council meeting, Graham Farrar, a major greenhouse operator, talked wistfully about riding his bike through Goleta's lemon orchards as a kid, only to grow up and see them replaced by condos. Cannabis, he said, could save agriculture in Carpinteria from a similar fate.

But there's a hitch. Greenhouses are hot inside, and hot air rises. As that happens, the rich, ripe aromas blooming inside these cannabis plantations escape out rooftop vents and fan out everywhere the winds blow.

Getting it Right

Since 2018, Carpinteria residents have filed 166 complaints with various county officials about the intrusions by cannabis odors. Given how unclear it's been which government agency was responsible for processing such complaints, that number does not reflect the magnitude of the problem. The real question now is: Has it gotten better or worse, and how effective is the technology to neutralize fugitive smells before they can escape?

In Carpinteria, the possibility of odor control appears to be technically feasible. Many greenhouses there have been fitted with an expensive odor-neutralization system created by Byers Scientific out of Bloomington. It shoots vapors infused with essential oils 10 feet above the greenhouse roof lines at speeds of 106 miles per hour and costs about \$150,000 to install and about \$15,000 a month to operate. However, the precise number of greenhouses fitted with odor-control systems is hard to come by. The City of Carpinteria says it doesn't know how many of the 25 greenhouses now operating have odor-control systems installed. The county says there are 33 greenhouses with applications; of those, they claim 15 are currently under cultivation and 14 have odor-control systems. Mark Byer of Byers Scientific claims he has 95 percent of Carpinteria's market of odor-control systems.

**The new odor-control system
doesn't mask the smell but
instead changes the**

fundamental chemistry into something that human brains don't register as smell.

According to company chief Marc Byers, these vapors “surf” the same air currents occupied by the odor-producing terpenes associated with cannabis. It doesn't mask the smell, Byers stated; it changes the fundamental chemistry, creating new compounds that the human brain doesn't register as smell. Byers estimated that when his systems first went in, they reduced odor problems by about 80 percent. Since then, he noted, the number of operations and the number of plants have increased, so existing systems will need to be reconfigured. Byers said he's recently hired a “dream team” of experts to conduct the most comprehensive study of Carpinteria's odor issues ever undertaken. Nothing, he stressed, will make the problem go away 100 percent. Smell being so subjective and some residents being so sensitive, he said, some people will smell things that aren't even there.

Industry representatives insist that these high-end odor-control systems are already making a big difference. To critics who insist the county's typical process was short-circuited to benefit the new industry at the public's expense, growers point to the lengthy collaborative public process that resulted in the county's cannabis ordinance. Bad actors had been targeted in numerous law enforcement and eradication raids – 30 to date, involving the destruction of 850,000 plants – which, they stressed, were paid for with funds generated by the new industry. Santa Barbara's regulatory straitjacket, they insisted, was the tightest of any county in the state. If county government was so in the thrall of the new industry, they asked, why has only one cannabis grower been able to obtain the two required licenses? Anecdotally, reports of the smell remain all over the map. Tracking them down is akin to hunting ghosts. Independent intern Skyler DePaoli, who attended an open house held at the Ever-Bloom greenhouse, said the stretch of road up Cravens Road

toward Foothill Road “reeked” of cannabis. But at the greenhouse itself, she said, there was precious little smell. Reports of odor infestations near and around Carpinteria High School – which has long been a target for anti-cannabis outrage – have not evaporated but seem significantly fewer and further in between. John Stineman, who lives within 500 feet of Ever-Bloom, said that for months the greenhouse infused the community with strong, skunk-like odors. Since the odor-control systems have been installed, he said, they’ve been replaced by a more subtle smell reminiscent of burnt leaves.

Into the Great Wide Open

Controlling odors in greenhouses is one thing. But how can odors emitting from a 70-acre cannabis field be contained? It’s a question grape growers and vintners in North County are asking. Leading the charge for the new coalition is Blair Pence, a former developer from Bakersfield who has reincarnated himself as a Santa Ynez vintner on Highway 246. Pence – who grows 50 acres of grapes on his 200-acre ranch – claims he’s now all but totally hemmed in by three nearby grows, ranging in size from 40 to 70 acres. His wife suffers constant headaches from the smell, and they’ve had to move. Though he hasn’t suffered any consequences himself, he smells it all the time, and some of his workers are having problems. Now his tasting room has been compromised by the ambient odors. Since there’s no way to install an odor-control system on a 50-acre field, Pence said, he’s begun filing administrative challenges and appeals against neighbors who’ve converted over to cannabis. Beginning this week, the county’s Planning Commission will begin hearing these appeals.

The front line of attack for Pence and other critics is that they believe many cannabis operators falsely claimed they had been raising cannabis medicinally before January 2016 and thus, under county regulations, are

entitled to certain legal privileges not afforded cannabis growers who applied after that time. When supervisors adopted this plan, the only thing required of these medicinal growers was to sign a one-page affidavit claiming they were cultivating prior to 2016. (Santa Cruz County, by contrast, requires an eight-page affidavit.)

Cannabis

County administrators decided it would take too much time and resources to verify these affidavits, so planners rely on the county sheriff and the District Attorney's Office to do so. To date, the District Attorney has filed six criminal perjury charges against operators who made false claims on their affidavits. Pence and his posse plan to challenge the validity of land-use permits issued to many other cannabis growers.

At the planning commission, this will be a huge, complicated mess.

It is this legal loophole that has many cannabis critics most enraged, even more than the odors or PTSD. They have been told time and time again by Supervisor Williams to have patience in the process. Bad apples will be winnowed out. Growers who make it through will have to comply

with the county's strict rules regarding odor control. Those who fail to comply will be shut down. But all this takes more and more time. But many residents are smelling the cannabis now.

In Carpinteria, the clock is ticking for the cannabis growers now applying for their permits. Only 186 acres of cultivation are allowed there, and that ceiling will soon be breached. Delays of the kind Blair Pence intends could prove fatal. On the table are various legislative fixes for cannabis growers. But the political quid pro quo could well be a temporary moratorium on new applications. It's not certain who has the votes to get what. To effectively navigate these waters, Supervisor Williams will need to rely less on his chin and more on his nose.



Home > Featured > Upset over cannabis odor

Local

Upset over cannabis odor

by Grayce McCormick | March 30, 2021 | 0 comment

0 comment

1 love



Carpinteria residents concerned about neighborhood greenhouses



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A coalition of residents living in Linden Meadows in Carpinteria are speaking up about the cannabis odor that is present in the neighborhood due to adjacent greenhouses.



A coalition of residents living in Linden Meadows in Carpinteria is on year three of speaking up about their concerns regarding the odor of cannabis greenhouses adjacent to their neighborhood.

The residents have brought their complaints to the Carpinteria City Council and the Santa Barbara County Board of Supervisors.

Some have filed lawsuits against the local businesses running the greenhouses.

The businesses include Ever-Bloom, Enigma, Melodious Plots and Saga Farms, which are all owned by the same family, the Van Wingerdens.

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Ever-Bloom Inc. declined to comment to the News-Press on the matter.

Meanwhile, the Carpinteria residents have yet to get their requests granted. The neighbors want businesses to find a way to get rid of what the residents call a stench.

The greenhouses in question, some of which are small, “mixed light” greenhouses, sit at 4555, 4587 and 4701 Foothill Road (Ever-Bloom), along with 5601 and 5775 Casitas Pass Road.

Carrie Miles has been a key individual leading the push for odor control, and the resident told the News-Press the smell can be “overwhelming.”

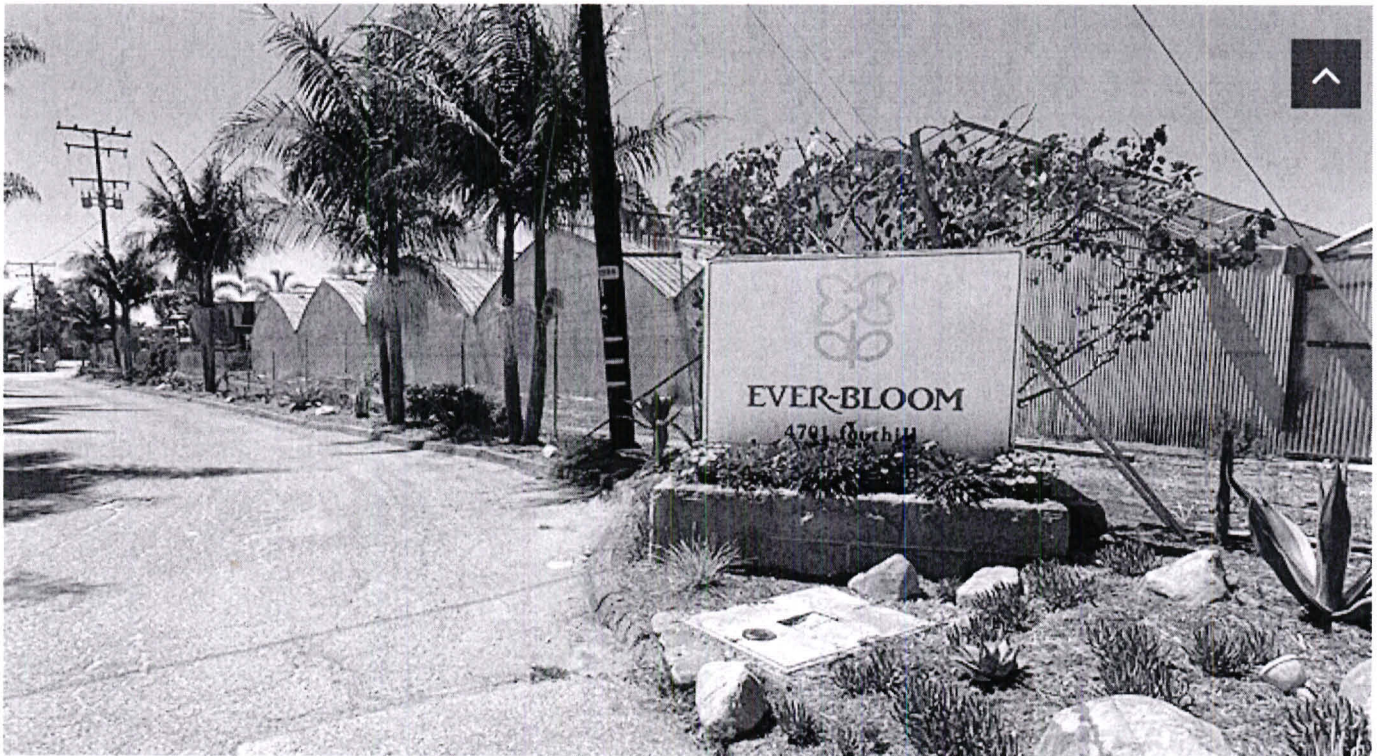
“We feel like we have absolutely no control over what’s going on,” she told the News-Press Monday. “It’s not something we want to smell, and then people are having health issues with it. And there’s, like, nothing we can do.”

Ms. Miles said the owners are attempting to combine the Melodious Plots (which she likes to call “Malodorous Plots”) with more greenhouses adjacent to the neighborhood on Sterling Avenue, which currently have lettuce growing in them. She fears the intention is to start growing marijuana in those greenhouses as well.

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Ever-Bloom, Inc. is the local greenhouse adjacent to Linden Meadows that residents say has been giving off the cannabis odor.

The smell obviously depends on wind direction and strength, along with harvesting times. A quick Google search yielded that cannabis harvesting can occur at whatever interval the grower prefers. It can take between six to nine weeks after flowering for plants to be ready to be harvested, and some strains may take longer than others.

Lisa Starr and her husband moved to Linden Meadows in November 2020. Mrs. Starr told the News-Press she was not informed prior to moving into the property that the smell of cannabis would be present at times, but if she had been, she would not have wanted to live in the area.

“Every time we looked at this house to buy, it didn’t smell like that. We would not have bought this house,” she said. “If I had known this, there is no way – in big bold letters – no way we would have purchased this house had I smelled those smells when we were looking at it to buy, and it was not disclosed by the seller’s agent.”

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Mrs. Starr said she has a serious neurological condition that makes her sensitive to the fragrances the growers use to control the smell of cannabis, which in this case, is the Byers odor amelioration system. She said it smells like dryer sheets or laundry detergents, and that it “triggers serious, debilitating migraines.”

“I want to emphasize debilitating,” Mrs. Starr said. “I’m a prisoner of my own home, and there are times that we can smell it inside of our house. So even with doors and windows closed, we smell it in my house.”

“And our grave concern is, what kind of environmental impact will this have on birds, small mammals, amphibians, pets, children and the elderly? We are asking for the growers to have more consideration for the citizens of this city. Please do not put money over compassion.”

Linda Whiston has lived in her Linden Meadows home for nine years, and said her biggest concern is if the odor decreases property values.



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At left, “We feel like we have absolutely no control over what’s going on. It’s not something you want to smell and the people are having health issues with it, and there’s, like, nothing we can do,” said Carrie Miles, a resident of Linden Meadows. At right, “This has just been hell up here for three years,” said Joan Esposito, Linden Meadows resident, who is referring to the odor the cannabis greenhouses give off directly to her home.

“They (the houses) are major life investments, and to have that threatened is to me a very big scare,” she told the News-Press. “I’m retired, I don’t need the property value of my house to go down and be unable to sell it.”

Nanci Robertson has lived on Padaro Lane in Carpinteria since 1976. She said she is allergic to the odor, requiring her to purchase an in-house carbon filter that she runs in her bedroom every night. She also installed double windows, which a couple other residents said they also had to do to try to keep the odor out of their homes.

“It was horribly expensive,” Ms. Robertson told the News-Press. “If I can buy it, why can’t they (the growers) do it?”

She said the odor makes it difficult for her to breathe and causes her heart to race.

Joan Esposito, however, said that with her compromised immune system from four rounds of cancer and allergies, the smell has made her dizzy and given her headaches and nausea.

“It (the odor) will come into the room, wake you up at night, and you can’t catch your breath,” the resident told the News-Press. “This has just been hell up here for three years.”

Ms. Esposito said she had to remove her carpet because of the smell it gave off and install a “very expensive” filtration system in her house. She also said her doctor told her to get a filter in her car as well because the smell infiltrates her vehicle.



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At left, “Every time we looked at this house to buy, it didn’t smell like that ... If I had known this, there is no way – in bold letters – no way we would have purchased this house had I smelled those smells when we were looking at it to buy it was not disclosed by the seller’s agent,” said Lisa Starr, who purchased a home in Linden Meadows in November of 2018. At right, “They (the houses) are major life investments, and to have that threatened is to me a very big scare. I am retired, I don’t need the property value of my house to go down and be unable to sell it,” said Linden Meadows resident **Whiston.**

She said it even got to the point where she could not invite her grandchildren over because one of them has asthma.

“You feel helpless. You just feel helpless,” she said. “I got a letter from my niece in England and she said, ‘I didn’t want to tell anything to you, but the stench in your house is terrible.’ I’ve got a house full of antiques and nice stuff, and I worked hard and I can’t even have people over.”

Lawsuits are ongoing, and requests have been made for landscaping changes, including screening between the greenhouses and the residents. In addition, a few of the residents wanted to make clear that it’s not the concept of marijuana they have a problem with.

It’s just the smell of it.

“I don’t think they (cannabis growers) are evil people,” Mrs. Starr said. “I don’t think marijuana is necessarily a terrible thing ... I really fear that this (the odor) is going to change our community in a really negative way. I worry about the elderly especially.”

“I feel that not enough consideration has been put to the forefront. We need to be more considerate of each other.”

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CEQA Item	Initial Study Performed?	Peer Reviewed?	MND Evaluation	Additional Comments
Odor	No	*N/A	Less Than Significant Impact	<p>1. Planning staff's conclusion that a quantitative study is "not required" is incorrect. They've failed to demonstrate that the proposed odor abatement systems will perform to the level of the applicant's and manufacturer's claims.</p> <p>*2. An independent odor consultant, hired by the De Luz community stated, "an odor study must be conducted to ensure there are no significant odor impacts to the surrounding community.</p> <p>3. The TLMA has stated that they do not have the technology to detect cannabis odor.</p> <p>4. Even with abatement technology, Santa Barbara county's biggest issue is with odor. Residents have filed 959 odor complaints over the past year.</p>
Lighting	No	N/A	Less Than Significant Impact	<p>1. Planning staff focuses primarily on "light spillage", neglecting to assess the impacts of "light visibility" on wildlife and the surrounding community.</p> <p>2. This facility proposes 49 exterior flood lights to be illuminated all night, every night, for 365 days per year. The typical residence has a handful of lights that "turn off" at some point during the night.</p> <p>3. CDFW requested that a "robust lighting plan" be developed to minimize the biological effects and impacts of night lights. It appears planning staff and applicant did not comply.</p>

CEQA Item	Initial Study Performed?	Peer Reviewed?	MND Evaluation	Additional Comments
Noise	Yes	Yes	Less Than Significant Impact	1. An independent peer review, facilitated by the De Luz community, was conducted and determined that the initial study's calculations were incorrect and that guidelines set forth by CEQA were not followed.
Sheriff Services	No	N/A	Less Than Significant Impact	1. Planning staff's analysis fails to acknowledge our rural community's lack of dedicated law enforcement (40 hours per week). 2. Planning staff also fails to acknowledge the increased response times for our community. (At least 5x more than the City of Temecula) 3. The county Sheriff stated that an increase in calls would not impact their ability to respond. He did not address additional deterrence or increased proactive policing.
Fire Services	No	N/A	Less Than Significant Impact	1. The MND fails to "Demonstrate that the proposed development can provide fire services that meet the minimum <i>travel times</i> identified in the Fire Protection and EMS Strategic Master Plan." as stated on pg. 13, item S 5.6"

Additionally, the California Department of Fish and Wildlife failed to review Fuego Farm's Streambed Alteration Agreement (See Excerpt from CDFW's Response):

"Fuego Farms applied for a streambed alteration agreement (Streambed Agreement) for the project. Due to staffing limitations, CDFW missed our deadline to respond and as a result, by law, the project can now proceed as described in the notification without a Streambed Agreement."



CARP
GROWERS

HOME

COMMUNITY
GIVING

OUR
HISTORY

INSIDE
LOOK

MYTH
VS.
FACT

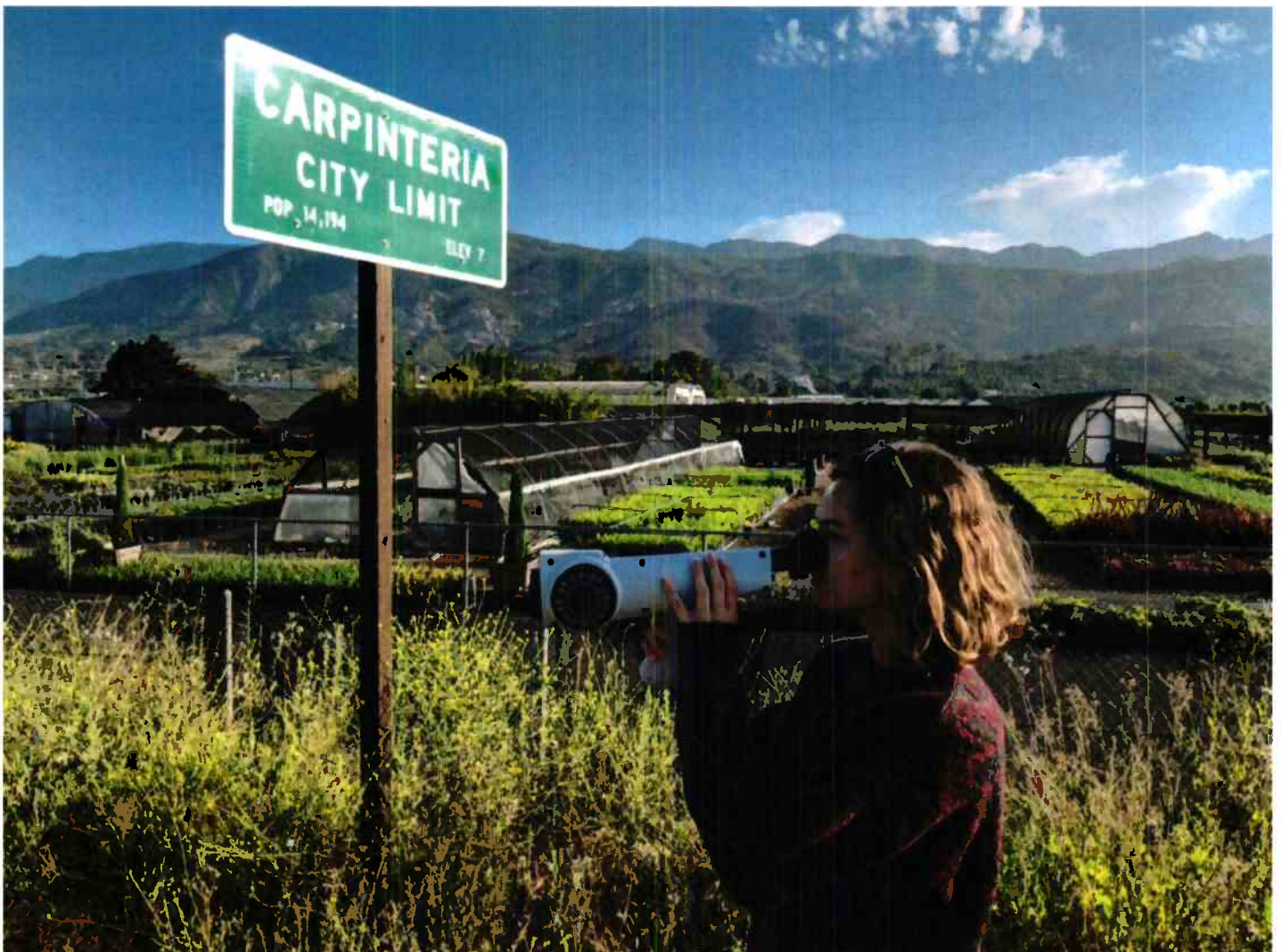
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Air Quality and Santa Barbara County Cannabis

Posted on August 29, 2019





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for cannabis odors. CARP Growers has used a 3-pronged approach to combat odors: odor abatement, research and monitoring.

Each member of CARP Growers has vapor-phase odor control. That means a thin vapor curtain of essential oils is emitted around greenhouses. These essential oils have terpenes, just like cannabis, and are formulated to interact with cannabis terpenes and neutralize them. We fight terpenes with terpenes to create neutral scents.

Fixing Odor Issues with Vapor-Phase Odor Control

The local dialogue about odor issues has been one that farmers have taken very seriously. Neighbors spoke out back in 2016 when cannabis odors in Carpinteria Valley were pervasive. Most importantly, our local school district asked for changes. Local farmers looked far and wide for the best solutions and made necessary changes.

There's still work to do, but at CARP farms where greenhouses use vapor-phase odor control by Byers-Scientific (see video on Byers at our Inside Look page), odors have been effectively eliminated.

A study conducted by SCS Engineers found the Byers vapor-phase system to be 98 percent effective. Air samples were taken at three distances outside greenhouse operating the vapor-phase system. The samples were then tested by odor experts at a third-party laboratory. Odors were found to be well below levels

Boydd, April

From: Supervisor Jeffries - 1st District
Sent: Thursday, December 30, 2021 10:14 AM
To: COB; Ketcham, Thomas; Nanthavongdouangsy, Phayvanh
Subject: FW: Please Oppose De Luz Cannabis Facility
Attachments: Big_Weed_Opposition_Letter_Adobe.pdf

From: Ben Anderson <ben.anderson308@gmail.com>
Sent: Thursday, December 30, 2021 9:25 AM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; District2 <District2@Rivco.org>; District3 <District3@Rivco.org>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District5 <District5@Rivco.org>
Subject: Please Oppose De Luz Cannabis Facility

CAUTION: This email originated externally from the Riverside County email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Attached is a letter opposing the proposed Cannabis Facility in De Luz.

Regards,

Benjamin D. Anderson
President, Temecula Valley Neighborhood Coalition



Kevin Jeffries
District1@rivco.org

Re: CUP # 190038

Dear Supervisor Jeffries,

I would like to be placed on record as being adamantly opposed to any Commercial Cannabis Cultivation Facilities being allowed in any part of the rural residential neighborhoods of the Santa Rosa Plateau/De Luz.

The predominant zonings in our area are R-R (rural residential), R-A (residential agriculture), Open Space Preserves, and A-1 (light agriculture-with parcels within an Agricultural Preserve). **Commercial Cannabis is specifically prohibited in all these zones.** That leaves only a few random A-1 parcels within our community where Cannabis can be located (with a discretionary permit).

The Santa Rosa Plateau/De Luz is listed as a **“Unique Community”** in the County General Plan, and there is a clear vision in this Plan “to preserve, maintain and promote the intended long term rural residential use of this land.”

Cannabis is a manufactured commodity, and by your own ordinances is not in any way considered an “agricultural crop.” Introduction of this industry and its criminal element into our family farming community will forever destroy the historical identity, character, lifestyle, and safety of our **“Unique Community”**.

It is an unfortunate oversight that more community outreach and analysis of the unintended consequences of not protecting the **“Unique Community”** of the Santa Rosa Plateau/De Luz from a blanket Commercial Cannabis approval in all A-1 zoning was not performed by your Staff. Further, because the County and Applicant failed to provide adequate notice of this Application, and the Applicant has refused to meet in person with neighbors, the Application has not received proper scrutiny by the County or the community. At a minimum, proper notice must be given and an EIR must be completed.

It is not too late to **“KEEP OUT BIG WEED”** from our environmentally sensitive, rural community. We encourage you to meet with our group to understand our desire to protect and preserve the family farming history of our community, and to work with us to stop the Application and any future efforts that may come forth.

Thank you for your time.

Print Name: Ben Anderson

Signature: Ben Anderson

Boydd, April

From: cob@rivco.org
Sent: Sunday, January 9, 2022 10:06 AM
To: COB; Karenjbrown85@yahoo.com
Subject: Board comments web submission

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First Name: Karen
Last Name: Brown
Phone: 9512971930
Email: Karenjbrown85@yahoo.com
Agenda Item # or Public Comment: 21.1
State your position below: Oppose

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220111 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.

Boydd, April

From: cob@rivco.org
Sent: Saturday, January 8, 2022 3:22 PM
To: COB; pamela05n@yahoo.com
Subject: Board comments web submission

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First Name: Pamela
Last Name: Nelson
Address (Street, City and Zip): 38723 Highway 79 Warner Spgs CA 920
Phone: 9517672324
Email: pamela05n@yahoo.com
Agenda Date: 01/11/2022
Agenda Item # or Public: 21; 18052, CUP 190038, Dev. Agr., 1900027, Fuego Farms
Comment:
State your position below: Oppose
Comments: CUP190038 - Board of Supervisors January 11, 2022 Hearing Notice

As chair of the local Sierra Club Group, Santa Margarita, I am speaking against the proposed "light agriculture" Fuego Farms project. The CUP 190038, the Development Agreement 1900027 and the suggested Mitigated Negative Declaration for this project insufficiently portray the impacts on the local environment and inhabitants.

We are seeing industrial agriculture being imposed on rural communities in various parts of the county. This type of development converts the rural communities to areas that are impacted by large and frequent truck traffic, lighting, noise and general chaos. Agricultural exemptions often allow farms to develop with less oversight making the large-scale industrial types an eye-sore, a hydrological mess with poor air and water quality. Altman's Nursery on Lake Mathews Drive is a good example. These industrial-scale projects produce more cumulative and intense impacts than small traditional farms, nurseries and orchards. Large numbers of greenhouse structures change the character of these communities. Odors and emissions from fertilizer and pesticide application fill the air. For this project, Cannabis odor can cause problems for residents on adjacent parcels.

This scenario must be kept out of our rural-zoned areas and moved to industrial zones. In this case, the proposed site is particularly concerning since it would be next to the Santa Rosa Plateau, a UNESCO recognized biosphere and in MSHCP wildlife corridor 10. Wildlife in the Santa Ana Mountains depends on this corridor and refuge at the Plateau.

Approving this project would set a bad precedent causing more industrial agriculture to be sited in this biologically important area. Please oppose this development.

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220111 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.

Boydd, April

From: William Parkin <wparkin@wittwerparkin.com>
Sent: Friday, January 7, 2022 4:53 PM
To: Supervisor Jeffries - 1st District; District2; District3 Information; District 4 Supervisor V. Manuel Perez; District5
Cc: COB
Subject: Fuego Farms, LLC; Agenda Item 21, January 11, 2022 meeting
Attachments: 2022 01 07 Letter to Board of Supervisors.pdf

Importance: High

CAUTION: This email originated externally from the Riverside County email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Chair Spiegel and Members of the Board:

Attached please find a letter regarding the above referenced agenda item for your January 11, 2022 meeting. Thank you for your consideration.

William P. Parkin
Wittwer Parkin
335 Spreckels Drive, Suite H
Aptos, CA 95003
(831) 429-4055

wittwer / parkin

January 07, 2022

VIA EMAIL

Board of Supervisors
County of Riverside
4080 Lemon Street, 1st Floor
Riverside, CA 92501
cob@rivco.org
district1@rivco.org
district2@rivco.org
d3email@rivco.org
district4@rivco.org
district5@rivco.org

Re: Conditional Use Permit for Fuego Farms, LLC (CUP190038; Development Agreement No. 1900027; CEQ190129)
Agenda Item 21, January 11, 2022

Dear Chair Spiegel and Members of the Board:

This law firm represents Keep Out Big Weed, an association of residents concerned with the County's decision to prepare a Mitigated Negative Declaration (MND) when a full Environmental Impact Report (EIR) is required for the above referenced Fuego Farm LLC's cannabis cultivation project (Project). We previously wrote a letter to the Planning Commission on this project. This letter reiterates our concerns and analysis, and provides further rebuttal to the Staff Report and exhibits just made public for the Board's meeting. Moreover, attached hereto is expert opinion from our noise expert who peer reviewed the noise study that was the basis of the conclusions in the MND. This opinion supports our assertions in testimony to the Planning Commission that the noise report is inaccurate and includes miscalculations.

The Project involves the establishment of 17 new greenhouses, two of which would be 3,072 square feet per greenhouse and the remaining 15 of which would total 3,840 square feet per greenhouse for a total of 63,744 square feet of greenhouse space. In addition, the Project also includes the construction of a 4,800 square-foot steel building and ancillary infrastructure (including an access road and internal circulation road), and the conversion of 4.3 acres of avocado trees.

The Staff Report erroneously makes the following statement regarding General Plan consistency: "The project is consistent with the Rural Mountainous Land Use Designation as it is

an *agricultural use* that would not impact the rural character of the parcel.” (Staff Report, p. 4, emphasis added.) However, as the MND acknowledges at page 5, section 19.502(B) of the Riverside County Land Use Ordinance states that “Cannabis is not an agricultural commodity with respect to Ordinance No. 625, the Right-to Farm ordinance, and *is not considered Farmland or Agriculture as those terms are defined in the Riverside County General Plan* or Ordinance No. 625.” (Emphasis added.) Therefore, the Staff Report’s analysis of consistency is flawed as the Project cannot be considered agriculture under the General Plan.

The MND provides an inadequate impacts analyses and a fair argument exists that this Project would have a significant impact on the environment. The MND also skirts any meaningful analysis of cumulative impacts. As the Staff Report notes, 50 cannabis cultivation applications have begun the land use review process. Therefore, the amount of water, lighting and other impacts from several cannabis cultivation projects may result in potentially significant cumulative impacts.

A. Preparation of an Environmental Impact Report is Required for the Project

This Project requires an EIR because a fair argument exists the Project create a significant effect on the environment. See *League for Protection of Oakland’s Historic Resources v. City of Oakland* (1997) 52 Cal.App.4th 896, 904; *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68, 75. “There is ‘a low threshold requirement for preparation of an EIR’, and a ‘preference for resolving doubts in favor of environmental review.’” *Mejia v. City of Los Angeles* (2005) 130 Cal.App.4th 322, 332. Courts have repeatedly affirmed that the fair argument standard is a “low threshold test.” *The Pocket Protectors v. City of Sacramento* (“*Pocket Protectors*”) (2004) 124 Cal.App.4th 903, 928; *No Oil Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68, 86; *Laurel Heights Improvement Association v. Regents of the University of California* (1993) 6 Cal.4th 1112, 1123-1126. “[I]f a lead agency is presented with a fair argument that a project may have a significant effect on the environment, the lead agency shall prepare an EIR even though it may also be presented with other substantial evidence that the project will not have a significant effect.” *Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal.4th 1086, 1113. A “negative declaration is inappropriate where the agency has failed either to provide an accurate project description or to gather information and undertake an adequate environmental analysis.” *City of Redlands v. County of San Bernardino* (2002) 96 Cal.App.4th 398, 406.

An MND is proper “only if project revisions would avoid or mitigate the potentially significant effects identified in an initial study ‘**to a point where clearly no significant effect on the environment would occur**, and ... there is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment.’” *Mejia v. City of Los Angeles, supra*, 130 Cal.App.4th at 331, emphasis added. Whether the administrative record contains “substantial evidence” in support of a “fair argument” sufficient to trigger a mandatory EIR is a question of law, not a question of fact. *League for Protection of Oakland’s Architectural and Historic Resources v. City of Oakland*

(1997) 52 Cal.App.4th 896, 905; *Architectural Heritage Association v. County of Monterey* (2004) 122 Cal.App.4th 1095, 1122 (overruled in part on other grounds in *Friends of Willow Glen Trestle v. City of San Jose* (2016) 2 Cal.App.5th 457, 460). Therefore, under the fair argument standard, “deference to the agency’s determination is not appropriate and its decision not to require an EIR can be upheld only when there is no credible evidence to the contrary.” *Sierra Club v. County of Sonoma* (1992) 6 Cal App 4th 1307, 1318; *see also, Stanislaus Audubon Society, Inc. v. County of Stanislaus* (1995) 33 Cal.App.4th 144; *Quail Botanical Gardens v. City of Encinitas* (1994) 29 Cal.App.4th 1597 (rejecting an approval of a Negative Declaration prepared for a golf course holding that “[a]pplication of [the fair argument] standard is a question of law and deference to the agency’s determination is not appropriate.”) Evidence supporting a fair argument need not be overwhelming, overpowering or uncontradicted. *Friends of the Old Trees v. Department of Forestry and Fire Protection* (1997) 52 Cal.App.4th 1383, 1402. Instead, substantial evidence to support a fair argument simply means “information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached.” 14 Cal. Code Regs. § 15384; *Pocket Protectors, supra* 124 Cal.App.4th at 927-928; *League for Protection of Oakland’s Architectural and Historic Resources v. City of Oakland, supra*, 52 Cal.App.4th at 905.

Here, the MND is not an adequate environmental document because it fails to provide adequate analysis of, and mitigation for, several environmental impacts “to a point where clearly no significant effect on the environment would occur.” *Mejia v. City of Los Angeles, supra*, 130 Cal.App.4th at 331. The MND fails to provide the requisite environmental data for the Project and substantial evidence supports the fair argument that the Project may have a significant environmental impact. Thus, an EIR must be prepared. *Cleveland National Forest Foundation v. San Diego Assn. of Governments* (2017) 3 Cal.5th 497, 503.

B. The MND’s Analysis of Impacts Associated with Lighting is Inadequate

The MND does not provide an adequate assessment of the Project’s aesthetic impacts. Under the California Environmental Quality Act (“CEQA”), an aesthetic impacts analysis is not “a matter as objective as whether the project will obstruct views,” but instead “the overall aesthetic impact” which is “subjective.” *Ocean View Estates Homeowners Assn., Inc. v. Montecito Water Dist.*, (2004) 116 Cal.App.4th 396, 402. “[T]he CEQA Guidelines essentially establish a rebuttable presumption any substantial, negative aesthetic effect is to be considered a significant environmental impact for CEQA purposes.” *Quail Botanical Gardens Foundation, Inc. v. City of Encinitas, supra*, 29 Cal.App.4th at p. 1604. As such, “the significance of an activity may vary with the setting.” CEQA Guidelines, § 15064, subd. (b).

The MND’s discussion regarding the aesthetic impacts associated with the Project’s lighting consists of bald assertions and is conclusory in nature. According to the MND, the Project includes 35 exterior flood lights on poles adjacent to the proposed 14-foot-tall greenhouses and 8 exterior wall sconces around the steel building. Security lighting would also

be installed on the exterior of the premises and the main entrance walkway. (MND, at p. 24.) Despite the addition of a considerable amount of new light sources in a rural area of the County during nighttime hours, the MND concludes the impacts would be less than significant because “the exterior lighting would be shielded and downward facing, would not trespass onto neighboring properties, and would meet the building and lighting ordinance requirements of Riverside County.” (MND, at p. 24.) For the same reasons, the MND concludes there would be no cumulative impacts associated with lighting. (MND, at p. 98.) Notably, the MND does not provide any analysis of how compliance with vague standards will mitigate for the aesthetic impacts of lighting. Moreover, as the MND admits, Riverside County Ordinance No. 655 places the Project in Zone B related to protections of the nighttime use of the Mt. Palomar Observatory. (MND, at p. 23.) The MND dismisses the impact as less than significant “because of the mandatory requirement to comply with the provisions for Zone B in Ordinance No. 655.” (Ibid.) However, the MND fails to say how compliance would reduce the impact and fails to consider the cumulative impacts of light pollution in Zone B. In *Californians for Alternatives to Toxics v. Department of Food & Agric.* (2005) 136 Cal.App.4th 1, the court held that the Department of Food and Agriculture cannot forgo environmental analysis under CEQA by relying on a regulatory and registration program operated by the Department of Pesticide Regulation. Indeed, as the Staff Report to the Board states “The staff report submitted to the Planning Commission for consideration did not include a photometric site plan....” (Staff Report, p. 7.) The MND did not provide analysis of a photometric site plan either.

These conclusory statements do not fit the CEQA bill. Compliance with the law is not enough to support a finding of no significant impact under the CEQA. (*Oro Fino Gold Mining Corp. v. County of El Dorado* (1990) 225 Cal.App.3d 872, 881–882 ... [court rejected assertion that noise level under proposed project would be insignificant simply by virtue of being consistent with general plan standards for zone in question].)

Californians for Alternatives to Toxics v. Department of Food & Agric., supra, 136 Cal.App.4th at 17; see also, *Ebbetts Pass Forest Watch v. Department of Forestry & Fire Protection* (2008) 43 Cal.4th 936, 956 (court held that Department of Pesticide Regulation’s assessment of environmental effects does not excuse failure of agency to assess the effects of their use for a specific project).

Furthermore, the MND dismisses the impact cause by a new source of substantial light and exposure to residential property to unacceptable light levels. The MND simply concludes that “Lights would be installed with specified fixtures, wattage, illumination levels, glare prevention, and shielding to prevent hazards to motorist Carancho Road and nuisance to neighbors.” (MND, at p. 24.) However, the MND does not explain what the specified fixtures, wattage or illumination levels will be. Vague statements such as “Some lighting may be motion activated or dimmed to save energy” do not provide necessary information to the public or the Board of Supervisors.

At the eleventh hour, a “preliminary” photometric exhibit was submitted and added to the Board’s packet in an attempt to cure the infirmity. (Staff Report, at p. 8.) However, the MND never considered this information and the environmental analysis, which is required to be circulated for public review and comment, must consider the photometric site plan. The County never independently analyzed the impacts related to the photometric plan in the MND. The photometric site plan is simply a one page plan sheet without any analysis or explanation, and again states that lighting shall comply with Riverside County Ordinance No. 655. “[A] sufficient discussion of significant impacts requires not merely a determination of whether an impact is significant, but some effort to explain the nature and magnitude of the impact. (Citation.)” *Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502, 519.)

Moreover, the enormous number of bright lights, which would not normally accompany agriculture or rural residential uses, would cause light pollution that disrupts the otherwise naturally dark setting. “[I]t is inherent in the meaning of the word ‘aesthetic’ that any substantial, negative effect of a project on view and other features of beauty could constitute a ‘significant’ environmental impact under CEQA.” *Quail Botanical Gardens Foundation, Inc. v. City of Encinitas*, supra, 29 Cal.App.4th at 1604.

C. The MND Incorrectly Concludes that the Project Will Not Cause Significant Impacts Associated with the Loss of Unique Farmland and Farmland of Local Importance

As the MND notes, Section 19.502(B) of the Riverside County Land Use Ordinance states that cannabis is not an agricultural commodity with respect to Ordinance No. 625, the Right-to-Farm ordinance, and is not considered Farmland or Agriculture as those terms are defined in the Riverside County General Plan or Ordinance No. 625. (MND, at p. 25.) The MND also admits “The majority of the project site is designated as Unique Farmland, with a small area in the southern portion of the project site designated as Farmland of Local Importance.” (MND, at p. 25.)

“The proposed project would convert 4.3 areas of an existing avocado orchard to a cannabis cultivation operation, which would convert Unique Farmland and Farmland of Local Importance to non-agriculture use.” (MND, at p. 25.) Curiously, the MND concludes the Project would not cause a significant impact to either Unique Farmland or Farmland of Local Importance because

the proposed project would not affect the California Resources Agency designation of the project site, and implementation of the proposed project would not result in an irreversible change to the existing agricultural capability of the land or surrounding lands as the remaining approximately 17 acres of the project parcel that is being actively farmed would not be impacted by the proposed project and would remain an active avocado orchard farming operation.

(MND, at p. 25.) This reasoning, however, does not comply with CEQA.

The Legislature has declared that the “agricultural lands of the state contribute substantially to the state, national, and world food supply and are a vital part of the state's economy.” Pub. Resources Code § 10201(a). Furthermore, “the long-term conservation of agricultural land is necessary to safeguard an adequate supply of agricultural land and to balance the increasing development pressures around urban areas.” Pub. Resources Code § 10201(b). As such, the conversion of Unique Farmland and Farmland of Local Importance into non-agricultural uses should not be taken lightly. Though despite the Project’s anticipated conversion of important farmland, the MND incorrectly concludes that the impact is less than significant, and provides no mitigation measures to address the loss of important farmland to non-agricultural uses. Moreover, this conversion will result in a cumulative conversion of agricultural lands in Riverside County despite the MND’s conclusion that the loss of agricultural land is not cumulatively considerable. The MND’s conclusion was based on the faulty premise that there would not be a loss of such farmland.

The MND completely lacks any analysis of the impacts of converting Unique Farmland and Farmland of Local Importance into non-agricultural uses. The fact that the Project would “not affect the California Resources Agency designation of the project site” does nothing to negate or assess the loss of Unique Farmland or Farmland of Local Importance. In addition, the MND adds the Project’s operations “would not result in an irreversible change to the existing agricultural capability of the land or surrounding lands.” But again, it is unclear how this information supports the conclusion that the Project would not result in significant impacts to important farmland that is being converted to non-agricultural use.

D. The MND Does Not Adequately Analyze the Significant Noise Impacts

The Legislature has declared that it is the policy of the state to take all action necessary to provide people with freedom from excessive noise. Pub. Resources Code § 21001. Through CEQA, the public has a statutorily protected interest in quieter noise environments. *Berkeley Keep Jets Over the Bay Committee v. Board of Port Com’rs*, (2001) 91 Cal.App.4th 1344, 1379-1380. The Project is located in an area that has a very low background noise environment.

The MND also fails to specify the type of ventilation fans the Project will utilize. In *Citizens for Responsible & Open Government v. City of Grand Terrace* (2008) 160 Cal.App.4th 1323, “testimony by an individual who had worked in the HVAC business for many years, stating that the type of air conditioners selected tended to be extremely noisy and that numerous such units would subject the neighboring homes to a great deal of noise.” *Id.* at 1340. CEQA requires a comprehensive analysis of noise impacts. “[T]he lead agency should consider both the increase in noise level and the absolute noise level associated with a project,” not merely the individual parts of the Project. *Keep Our Mountains Quiet v. County of Santa Clara* (2015) 236 Cal.App.4th 714, 732. Again, the late submission by the applicant as to the type of fans that will

be used does not cure the MND's or County's lack of analysis. (It is noteworthy that the date of the updated noise report from the applicant's expert is dated December 23, 2021, while the memorandum from that applicant that attaches the report is dated November 11, 2021. It is clear that the memorandum could not have been submitted prior to December 23, 2021.)

Not only are the fans an issue, but the hours of operation were to begin at 6:00 a.m., although the applicant has now stated that operations can be delayed until 7 a.m. and the new conditions of approval reflect that time. Nevertheless, 7 a.m. is still early. Given this early hour, fans, and attendant traffic and activity at the facility has the potential to cause impacts to a residential neighborhood. Indeed, one residence is within 200 feet of the Project. Therefore, an EIR is required because "substantial evidence supports a fair argument that the Project may have significant unmitigated noise impacts, even if other evidence shows the Project will not generate noise in excess of the County's noise ordinance and general plan." *Keep Our Mountains Quiet v. County of Santa Clara, supra*, 236 Cal.App.4th 714, 732.

As we stated in the Planning Commission hearing, the noise study that the MND relies on is fatally flawed. Attached hereto is our expert's peer review of the study that supports our assertions.

E. The MND Fails to Properly to Analyze the Significant Odor Impacts Associated with Cannabis

Odor is among the most difficult problems to solve related to cannabis operations due to the terpenes and terpenoids that are typically the source of the odor. The technology to reduce odor from facilities has not been proven to be fully effective and has been known to be ineffective due to maintenance problems. Moreover, greenhouses, by their very nature, breathe and make odor control more difficult. Since air will be exhausted from the proposed greenhouses, odor has the potential to cause a significant environmental impact.

The MND's analysis of odor impacts is wholly inadequate. The MND claims simply that the compliance with the County Code requiring odor control and South Coast Air Quality Management District's Rule 402 related to nuisance will resolve the potential impacts and concludes that no mitigation is necessary. However, the MND fails to analyze how odor control will be accomplished or sets forth any maintenance protocol. As stated *supra*, in *Californians for Alternatives to Toxics v. Department of Food & Agric.* (2005) 136 Cal.App.4th 1, the court held that the Department of Food and Agriculture cannot forgo environmental analysis under CEQA by relying on a regulatory and registration program operated by the Department of Pesticide Regulation. "These conclusory statements do not fit the CEQA bill." *Id.* at p. 17; see also, *Ebbetts Pass Forest Watch v. Department of Forestry & Fire Protection* (2008) 43 Cal.4th 936, 956. Here, the County punts the environmental analysis and simply concludes that policies, ordinances, and regulations will take care of the problem.

Given the variety of technologies and systems, and the potential lack of effectiveness, the MND's lack of information is fatal. An "agency should not be allowed to hide behind its own failure to gather relevant data." *City of Redlands v. County of San Bernardino* (2002) 96 Cal.App.4th 398, 408.

The Staff Report does not, and cannot, belatedly rehabilitate the MND's lack of analysis. The Staff Report notes that there will need to be an air filtration system with odor control and an air system that creates negative air pressure so that odors are not detected outside. (Staff Report, p. 8.) However, there is still no analysis of how this will be accomplished. There is only a cursory mention of carbon filtration and the applicant again belatedly provides more information on odor control that was never analyzed by the County or in the MND. The applicant's assertions in the errantly dated November 11, 2021 memo, that describes the filtration system in less than one page of prose, does not replace the need for analysis as to whether the filtration system will actually work or whether it is sized properly.

F. The MND Fails to Disclose How Much Waste the Project Would Generate or How Much Renewable Energy Would Support the Project

The MND concludes that the Project's generation of solid waste will be a less than significant impact. However, the MND never explains how much solid waste will actually be generated, recycled or composted onsite, and transported for disposal. "These conclusory statements do not fit the CEQA bill." *Californians for Alternatives to Toxics v. Department of Food & Agric., supra*, 136 Cal.App.4th at 17.

Section 19.511(G) of the Riverside County Land Use Ordinance requires that "On-site renewable energy generation shall be required for all Indoor Cannabis Cultivation operations. Renewable energy systems shall be designed to have a generation potential equal to or greater than 20-percent of the anticipated energy demand." The MND fails to identify whether the Project meets this standard and disclose how much of the energy demand is offset by the renewable energy proposed as part of the Project.

Therefore, the MND is inadequate.

G. Mitigation Measure for Toxics is Wholly Inadequate

Mitigation Measure "BIO-04 Toxics" states as follows:

Measures such as those employed to address drainage issues will be implemented for toxics. Land uses proposed in proximity to the offsite drainages that use chemicals or generate bioproducts that are potentially toxic or may adversely affect wildlife species, habitat or water quality must incorporate measures to ensure that application of such chemicals does not result in discharge to the drainage. (MND, at p. 42.)

Board of Supervisors
Re: Fuego Farms LLC
January 7, 2022
Page 9

This mitigation measure does not provide any meaningful description of the actions to be taken. It is simply a statement that mitigation that will be employed. However, the MND has to identify the mitigation that will be employed. See *Californians for Alternatives to Toxics v. Department of Food & Agric., supra*, 136 Cal.App.4th at 17.

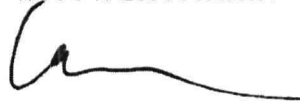
For the foregoing reasons, we respectfully request that the Board of Supervisors deny approval of the MND, Development Agreement, and Conditional Use Permit for the Project.

Pursuant to Public Resources Code § 21167(f), I am requesting that the County forward a Notice of Determination to this office if the Project is finally approved. That section provides:

If a person has made a written request to the public agency for a copy of the notice specified in Section 21108 or 21152 prior to the date on which the agency approves or determines to carry out the project, then not later than five days from the date of the agency's action, the public agency shall deposit a written copy of the notice addressed to that person in the United States mail, first class postage prepaid.

Thank you for your consideration of these comments.

Very truly yours,
WITTWER PARKIN



William Parkin

Encl.

cc: client



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January 6, 2022
Project No. 53-050

William Parkin, Esq.
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Subject: Peer Review of the Acoustical Engineering Analysis and the Noise Chapter of the Initial Study/Mitigated Negative Declaration, Fuego Farms, LLC Cannabis Cultivation Facility, 22750 Carancho Road, Temecula

Dear Mr. Parkin:

This report presents a peer review of the Acoustical Engineering Analysis of the Fuego Farms, LLC cannabis cultivation facility at 22750 Carancho Road in Temecula. The Acoustical Engineering Analysis (hereinafter "Noise Study") was prepared by Yanchar Design & Consulting Group dated June 1, 2021, Ref. (a), and appears as Appendix L in the Initial Study/Mitigated Negative Declaration (IS/MND) prepared by HELIX Environmental Planning, dated July 2021, Ref. (b).

Sections I and II of this document contain our reviews of the Noise Study and the IS/MND Noise Chapter, respectively. Appendices A and B, attached, contain the list of references and the review author's Curriculum Vitae.

I Yanchar Noise Study Peer Review

Page 1

1.0 - Project Description

Intensity is not the correct term for specifying the manufacturer's noise data. Thus, the data provided by the manufacturer is suspect. Sound intensity is a level of sound in decibels in a specified direction over a given surface area. The specification of \leq or equal to 70 db (sic) is vague and ambiguous. A fan sound level specification will be reported in terms of sones (loudness), sound level (A-weighted sound pressure level at a specified distance) or as sound pressure level (no frequency weighting) at a specified distance. When reporting a sound pressure, with or without a frequency weighting, the distance is mandatory. Only sound power can be reported, and must be reported, without a distance specification.

Why is the air-conditioner approximately 10-tons when the manufacturer's data sheet is attached to the noise study. The exact model of the air-conditioner is known and should be reported. The cooling capacity is included with air-conditioner sound specifications. Also, the rating is not reported correctly. American made air-conditioners (Carrier/Bryant, Trane, Day-Night, etc.) report sound levels in terms of A-weighted Sound Power (L_{wa}), as shown on the data sheet. Foreign manufacturers will often provide sound data in terms of A-weighted Sound Pressure at a distance of 1 meter.

Generator sound data is reported in terms of A-weighted sound pressure at a distance of 7 meters (23 ft.), as shown on the generator data sheet. This should be included in the report.

Without these additional specifications, the data shown on the noise study are meaningless.

Page 2

2.0 – Characteristics of Sound

Sound is not described in terms of loudness and loudness is not just amplitude. The standard unit of loudness is the “sone”. Sones are not measured directly. The decibel is a unit of pressure, power, vibration, voltage, etc., relative to a reference value.

2.1 – Sound Levels

Ground attenuation (actually absorption) rarely affects every day sounds as ground absorption comes into play only for sound transmitting within approximately 1 meter to the ground. Atmospheric absorption (and other atmospheric effects) come into play only at distances of at least 1,200 ft. from the source.

There is no true line source in the natural environment. A line source is a source that emits sounds equally along the entire length of the horizon. Roadway traffic sources are moving point sources and the typical attenuation rate is 4.5 dB/doubling of the distance or $15\log_{10}(r_1/r_2)$. Rail operations are similar with an attenuation rate of $16\log_{10}(r_1/r_2)$. The last sentence of this section of the sound report is untrue.

2.2 - Pitch

The term pitch is usually confined to musical frequency, particularly with the human voice. The unit for frequency is the Hertz (Hz) and is defined as “cycles per second” of a wave. The frequency of a wave is independent of wave velocity. An audible response is not necessarily triggered by a change in frequency. A tuning fork generates a singular, unchanging frequency (sine wave), but listening to it may cause an audible response.

We don't measure sound. We measure sound pressure or sound pressure levels. Sound levels can also extend well below and well above the range of human hearing.

2.3 – Relationship of Pitch and Amplitude

The discussion of the human response to various frequencies at various levels is all fine and good. However, getting into the Fletcher-Munson curves as an introduction to A-weighting is a bit much. There really is no need for this level of discussion. Describing the characteristics of the A-weighting frequency filtering network would be sufficient for this study. There are so many more important aspects of a complete noise study that were either overlooked or not completed correctly that the explanation of pitch and amplitude is not necessary.

2.4 – Atmospheric Effects

Barometric pressure is also one of the major factors with atmospheric effects. Although intervening topography can indeed have an effect on sound transmission, it is not a function of atmospheric effects. Neither ground absorption or lack thereof, sound wave scattering or reduction due to vegetation are a function of atmospheric effects. In the discussion of sound reduction due to vegetation, the author mentions that vegetation must be at least 100 ft. wide. This should state 100 ft. deep.

Wind speeds in the vicinity of project can be much more than 4 to 7 mph.

The sentence, “The maximum performance of a barrier is limited to about 40 dB, due to scattering by the atmosphere.”, doesn’t make much sense. The sound reduction limitation of a common and reasonable barrier is in the 6 to 12 decibel range. Once barriers exceed about 10 ft. in height, there are “diminishing returns”. The atmosphere does not affect the performance or “Insertion Loss” of a barrier.

3.0 Sound Assessment Metrics

The accuracy of sound level meters is much greater that what is discussed. Type 1/Class 1 instruments are accurate to 0.1 decibels. Type 2/Class 2 meters are accurate to 0.5 dB. The wide variations encountered during environmental sound level measurements are due to the sources and other factors, not the accuracy of the equipment.

The accuracy or inaccuracy of computer models is due more to the available input parameters. As for the comparison of the calculations for near sources to far sources, far away sources are usually affected by other sources of noise or affects that cannot be accounted for with the model.

4.0 Regulatory Environment

The State Building Code (California Code of Regulations, Title 24) is not applicable to this project and does not need to be mentioned.

Although the County of Riverside Noise Ordinance 847, Ref. (c), is applicable to the project, the County of Riverside General Plan Noise Element is also applicable. The standards of the Noise Element should be included and addressed in the noise study.

In addition, the California Environmental Quality Act (CEQA) is applicable to this project. CEQA is enforced through policies of the County of Riverside. The General Plan, and subsequently CEQA, require the quantification of the existing ambient noise environment and the determination of the project-generated noise exposures (24-hour time weighted average) for a comparison of the project-generated noise to the existing ambient. CEQA regulates the allowed increase in the ambient noise exposure due to a project. Note that the noise exposure is in terms of the Community Noise Equivalent Level (CNEL), which is a 24-hour average noise exposure with “penalties” applied to the source(s) noise levels during evening and nighttime hours. This is especially important for activities, operations or sources that occur during evening and nighttime hours. The County of Riverside Planning Department must provide the quantification of the increase in the ambient noise environment to define a “substantial” increase.

The report should state exactly what noise standards are being used to evaluate the project’s noise generation.

The study completely disregarded the Riverside County General Plan Noise Element, Ref. (d), particularly Policies N2.1, N2.2 and N2.3. The Noise Element specifies noise level limits for stationary noise sources based on land use, time of day and receiver location (exterior and interior). These policies are reiterated in Policy N4.1.

5.0 Mechanical Equipment Calculations

As stated earlier, the fan sound specification is not sound intensity and specifying ≤ 70 dB is meaningless. However, recent sound level measurements of greenhouse exhaust fans for an agricultural facility in Gilroy, California, Ref. (e), made by Edward L. Pack Associates, Inc. revealed a sound level of 76.5 dBA at 3 ft. for one fan of similar size. Thus, the use of 73 dBA (2 x 70 dBA) for the source reference noise level acceptable, provided that the distance is shown.

Because of the large separation distance from the greenhouse fans to the receiver locations, reporting distances to the nearest inch is meaningless. In addition, none of the reference materials provide this level of resolution.

The calculations are inaccurate. The distance factor values shown in Table 2 for the center of the road receiver location do not match the values shown in Table 3. Adding the A-weighted sound pressure levels in Table 3 does not yield 36.0 dBA. The sum is 39.8 dBA.

The total in Table 4 is shown to be zero. The actual total is 34.5 dBA. The paragraph on page 13 states that the total is 26.0 dBA. It appears that Table 4 is incomplete.

For example, the "distance factor" from Table 2 for GH1 is 38 dB for the centerline of the road receiver. However, in Table 3, the "distance factor" is 43 dB. For a 38 dB reduction to yield 35 dBA at the receiver, the fan reference sound level would be 73 dBA at 16 inches. For a 43 dB reduction to yield 30 dBA, the reference distance for the fans would be 9 inches. These numbers don't add up.

We also question the purpose of analyzing and evaluating the noise levels at the centerline of Carancho Road. The noise study should analyze the project noise at the residential property lines and at the residential homes in the site vicinity. In addition, since the noise study included a comprehensive discussion of atmospheric effects, residential receiver locations at greater distances should be analyzed to determine if noise from the project will carry farther out into the greater area, particularly at hilltops where there will be no topographic noise reduction.

The location of nearest residence that is analyzed should be described.

The proposed air-conditioner is a Trane YHC120F4RLA 10-ton roof-top style package unit. The noise level specification is 87.3 dB per AHRI 270. Thus, this is an un-weighted Sound Power level. The specification also includes the effect of the surface on which the unit is situated. Therefore, the Location Factor should be 3 (reflection off of the building façade). After grading, there will be line-of-sight from the centerline of the road, from the nearest residential property line and from the nearest residence to the air-conditioner. There is no barrier shielding factor. The distance factor is also incorrect. The correct sound level at the centerline of the road is 49.8 dBA. The correct sound level for the nearest residence (house) is 38.6 dBA.

The proposed generator is a Yanmar HDI-130F 130 kW generator. With the Level 2 acoustic enclosure, the rated sound level is 71 dBA at 23 ft. At the centerline of the road, 145 ft. from the generator, with a 3 dB location factor and no shielding, the sound level at the centerline of the road is 58 dBA. The noise level at the nearest house (540 ft.) is 46.6 dBA.

We agree that construction of the project will likely create short-term noise impacts. But, compliance with the County's Noise Ordinance is not the only measure that can help reduce the noise impacts.

There is no 90 dBA L_{max} standard in the County Noise Ordinance or in the County General Plan.

There is no L₁₅ noise limit in the County standards.

Following are a series of construction noise reduction measures commonly used to minimize noise issues.

Construction Noise Reduction

Mitigation of the demolition/construction phase noise at the site can be accomplished by using quiet or "new technology" equipment. The greatest potential for noise abatement of current equipment should be the quieting of exhaust noises by use of improved mufflers. It is recommended that all internal combustion engines used at the project site be equipped with a type of muffler recommended by the vehicle manufacturer. In addition, all equipment should be in good mechanical condition so as to minimize noise created by faulty or poorly maintained engine, drive-train and other components. Demolition and construction noise can also be mitigated by the following measures.

- Schedule construction operations that comply with the limits of the Riverside County Code.
- No material deliveries are allowed on Sundays or Federal Holidays.
- Minimize material movement along the west and south sides of the site.
- Locate stockpiles adjacent to residential neighbors as much as possible to help shield residences from on-site noise generation.
- Utilize temporary power service from the utility company in lieu of generators wherever possible.
- Keep vehicle paths graded smooth as rough roads and paths can cause significant noise from trucks (particularly empty trucks) rolling over rough surfaces. Loud bangs can occur.

EQUIPMENT

- Place long-term stationary equipment as far away from the residential area as possible.
- Music shall not be audible off site.
- Earth Removal: Use scrapers as much as possible for earth removal, rather than the noisier loaders and hauling trucks.
- Building Construction: Power saws should be shielded or enclosed where practical to decrease noise emissions. Nail guns should be used where possible as they are less noisy than manual hammering.
- Generators and Compressors: Use generators and compressor that are housed in acoustical enclosures rather than weather enclosures or none at all.
- Backfilling: Use a backhoe for backfilling, as it is less costly and quieter than either dozers or loaders.
- Ground Preparation: Use a motor grader rather than a bulldozer for final grading. Wheeled heavy equipment is less noisy than track equipment. Utilize wheeled equipment rather than steel track equipment whenever possible. .
- Use electrically powered tools rather than pneumatic tools whenever possible.
- The greatest potential for noise abatement of current equipment should be the quieting of exhaust noises by use of improved mufflers.
- It is recommended that all internal combustion engines used at the project site be equipped with a type of muffler recommended by the vehicle manufacturer.

- All equipment should be in good mechanical condition so as to minimize noise created by faulty or poorly maintained engines, drive-trains and other components. Worn, loose or unbalanced parts or components shall be maintained or replaced to minimize noise and vibration.

NOISE COMPLAINT MANAGEMENT

- Designate a noise complaint officer. The officer shall be available at all times during construction hours via both telephone and email. Signs shall be posted at site entries. A sample is shown below.

NOISE COMPLAINTS

FOR CONCERNS REGARDING CONSTRUCTION NOISE PLEASE CONTACT:

John Doe
JohnDoe@ConstructionCo.com
OPERATIONS MANAGEMENT ENGINEER
CALL CENTER: (111) 111-1111

- Notify, in writing, all residents within 500 ft. of the project perimeter of construction. The notification shall contain the name, phone number and email address of the noise complaint officer. A flyer may be placed at the doors of the residences.
- A log of all complaints shall be maintained. The logs shall contain the name and address of the complainant, the date and time of the complaint, the nature/description of the noise source, a description of the remediation attempt or the reason remediation could not be attempted.

II IS/MND Noise Chapter Peer Review

This section presents a peer review of the noise chapter contained in the Initial Study/Mitigated Negative Declaration for the project prepared by Helix Environmental Planning, Inc., dated July 2021.

The comments in this section are provided in the order in which they appear in the IS/MND.

Page 1

Introduction

“This Initial Study addresses a project proposed by Fuego Farms, LLC on property within unincorporated Riverside County (County) and whether it may cause significant effects on the environment. The Initial Study has been prepared to satisfy the requirements of the California Environmental Quality Act (CEQA; Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (14 California Code of Regulations [CCR] 15000 et seq.). CEQA requires that all State and local government agencies consider the environmental consequences of discretionary authority before they approve or implement those projects.”

Per this paragraph, the criteria of CEQA shall be used to determine the significance or lack thereof of a noise impact.

The Noise Chapter begins on page 71 of the documents. CEQA queries the project by asking would the project result in...

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

The Noise Chapter combines some of these queries into one resulting in incomplete analyses and evaluations.

CEQA bases significance on a **substantial** increase in the noise environment. To determine if the noise increase is substantial or not, the ambient noise environment must be quantified and the project-generated noise exposures must be quantified so that when combined the level of increase or even decrease can be calculated. Without this calculation, it cannot be determined if the increase in the noise environment is substantial or not. Without knowing if the increase is substantial, one cannot make a determination of the level of significance. The IS/MND does not provide the County's quantification of a substantial increase. As such, the Yanchar acoustical analysis and the Noise Chapter of the IS/MND are fatally flawed.

At the bottom of page 71, the document references the Riverside County General Plan and the Yanchar Acoustical Analysis. The Yanchar analysis study does not mention the General Plan. Furthermore, Table N-1 of the General Plan Noise Element, the Land Use Compatibility Chart only provides the Normally Acceptable standards for various land uses. This chart does not have much to do with CEQA other than providing the Normally Acceptable standard for the residential uses in the vicinity of the project. The Noise Chapter does not state what the Normally Acceptable standard for the residences in the vicinity of the project is. At minimum, the document should provide a copy of this Table so that the reader can see what those standards are.

Construction Noise

The document discusses noise constraints for construction and provides a NIOSH standard of 85 dBA L_{eq} (8 hr.). NIOSH is not appropriate for use in residential environments. NIOSH is used for hearing loss thresholds by employees in the industrial sector where a person is exposed to high noise levels throughout the course of the work day. NIOSH or OSHA thresholds are not designed to be used for environmental noise impacts to neighbors. Eighty-five dBA is much too loud for residential environments. That would be like standing 15 ft. from 10 lawn mowers for 8 hours. This is completely misleading.

Construction noise has not been quantified. Thus, a comparison of the construction noise to the ambient conditions cannot be addressed adequately. There is no basis for the determination of a less than significant impact.

Operational Noise

This section describes sources of noise including worker commute vehicles, trucking operations, greenhouse ventilation fans and generator noise. The noise analysis did not address or even mention project traffic or trucking operations.

The retaining wall that is described runs along the side of the building but does not appear to turn in front of the building at the generator or the air-conditioner. In order to provide acoustic shielding to the residence across Carancho Road, the retaining wall would need to run in front of the building parallel to the Fire Lane. There does appear to be any acoustical shielding of generator and air-conditioner noise by the retaining wall.

As stated in the previous review, the noise levels in Tables 3 and 4 of the Acoustical Analysis are incorrect or missing. Table 4 in Appendix L does not state 28.0 dBA. That table shows zero.

Delivery noise is not well analyzed or documented. The report states a "typical noise standard" of 90 dBA L_{max} . There is no 90 dBA L_{max} standard, nor is there a 75 dBA L_{15} standard. These numbers are made up. As with other analyses, there is no quantification of the source noise at the receiver locations. Thus, there is no validity to the less than significant claim.

We concur that there will be no significant ground-borne vibration impacts.

In conclusion, the Yanchar acoustical analysis contains many miscalculations, inconsistencies, inaccuracies, errors and omissions. These problems continued through the IS/MND. Thus, the environmental documents do not conform to the County of Riverside County Code or General Plan noise standards and policies. Evaluations for the determination of levels of significance were made falsely.

It is imperative that quantification of the ambient noise environment at the residential receiver locations be performed and accurate noise source calculations be performed for evaluations against the standards of the County Noise Ordinance (short-term noise) and against the County General Plan Noise Element (long-term noise impacts) and CEQA.

The noise study should be re-done by a qualified acoustician so that the IS/MND can be prepared properly. The preparation of the IS/MND should also be done by one familiar with environmental acoustics and noise control.

If you have any questions, please contact me.

Sincerely,

EDWARD L. PACK ASSOC., INC.

A handwritten signature in dark ink, appearing to read "Jeffrey K. Pack", is written over a horizontal line.

Jeffrey K. Pack
President

APPENDIX A

References:

- (a) “Acoustical Engineering Analysis, Fuego Farms LLC, 22750 Carancho Road, Temecula, CA 92590”, by Yanchar Design and Consulting Group, June 1, 2021
- (b) “Fuego Farms Cannabis Cultivation, Public Review Draft Initial Study/ Mitigated Negative Declaration”, by HELIX Environmental Planning, Inc., July 2021
- (c) Riverside County Code, Ordinance No. 847 (As Amended Through 847.1), An Ordinance of the County of Riverside Amending Ordinance No. 847 Regulating Noise, Effective July 19, 2007
- (d) Riverside County General Plan, Chapter 7, “Noise Element”, Revised December 8, 2015

his duties also include presentations at public hearings, expert witness testimony, conducting seminars in acoustics, directing and monitoring construction corrective work in residential and commercial buildings and the design and construction direction of noise enclosures for mechanical equipment. Measurements, analyses, and evaluations are made to develop the specific recommendations required for the correction of noise and vibration problems.

He has extensive experience in the field of interior acoustics associated with auditoriums, multi-purpose rooms, gymnasiums, classrooms, churches, public meeting halls, TV and audio/visual recording studios, hospitals, and other acoustically critical spaces. Mr. Pack is an expert in architectural acoustics designing noise isolating walls, windows and floor/ceilings, particularly in multi-family housing for compliance with State and local building codes.

JEFFREY K. PACK

ACOUSTICAL CONSULTANT

Curriculum Vitae

EDUCATION

Berklee College of Music, Boston, Massachusetts, 1984
Bachelor of Music; Professional Music

University of Southern California, Los Angeles, 1981
Bachelor of Science; Geological Sciences

West Valley College, Saratoga, California, 1979
Associate in Science; Science and Mathematics

EXPERIENCE

7/81 to Present President and Principal Consultant
Edward L. Pack Associates, Inc.
San Jose, California

Mr. Pack has experience in architectural, environmental, and industrial acoustics, including interior design of office buildings, hospitals, medical buildings, hotels, recording studios, auditoriums and residences, HVAC noise control, mechanical equipment enclosures, roadway and railroad noise barriers, transportation noise assessments and industrial facility noise control. Transportation noise assessments involve the analysis of automobile, truck, railroad and aircraft noise as they impact residential, commercial and industrial land uses. His responsibilities are involved with both the administrative and technical aspects of Edward L. Pack Associates and his duties also include presentations at public hearings, expert witness testimony, conducting seminars in acoustics, directing and monitoring construction corrective work in residential and commercial buildings and the design and construction direction of noise enclosures for mechanical equipment. Measurements, analyses, and evaluations are made to develop the specific recommendations required for the correction of noise and vibration problems.

He has extensive experience in the field of interior acoustics associated with auditoriums, multi-purpose rooms, gymnasiums, classrooms, churches, public meeting halls, TV and audio/visual recording studios, hospitals, and other acoustically critical spaces. Mr. Pack is an expert in architectural acoustics designing noise isolating walls, windows and floor/ceilings, particularly in multi-family housing for compliance with State and local building codes.

Jeffrey K. Pack, (cont'd)

5/86 to President
5/94
The Techtonics Company
Sunnyvale, California

Mr. Pack designs, develops, and manufactures acoustic and electronic drum triggering devices, acoustic stringed instrument transducers, including piezoelectric pick-ups for guitars, violins, violas, cellos and basses from inception through final shipping. As President, duties include management of production personnel, purchasing, sales, marketing, and advertising. Retail stores and distributors carrying The Techtonics Company products are located worldwide.

2/93 to Adjunct Professor
3/94
Cogswell Polytechnical College
Cupertino, Ca

Adjunct professor of acoustics, which includes teaching noise control engineering, audio engineering, architectural acoustics, and sound reinforcement system design.

His prior experience includes teaching assistant for Oceanography 210 at USC, 4 years as private drum and percussion instructor, conducting seminars in acoustics and noise control, and in music education as the South Bay Area Alumni Representative for the Berklee College of Music. Other engineering experience included geologic structure mapping, mineralogy, and geologic engineering.

AFFILIATIONS

Acoustical Society of America
American Institute of Physics
Audio Engineering Society
National Council of Acoustical Consultants
Sigma Gamma Epsilon Geological Society
Expert Panel Member, Building Industries Association of Orange County

Boydd, April

From: cob@rivco.org
Sent: Monday, January 10, 2022 7:55 AM
To: COB; rachelgarrett@losglaw.com
Subject: Board comments web submission

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.



First Name: Rachel
Last Name: Garrett
Address (Street, City and Zip): 41911 5th St.
Phone: 19516996600
Email: rachelgarrett@losglaw.com
Agenda Date: 01/11/2022
Agenda Item # or Public: 21.1 CUP190038
Comment:
State your position below: Oppose
Comments: The applicants are Sam Hazelip and Eric Benet Jordan. Neither applicant yet has a California cannabis cultivation license.

California examines ownership and requests information on all owners and everyone who exerts control over the business. It is by no means guaranteed that California will grant a cannabis cultivation license when the owner(s) and controlling interests already have been attempting to purchase and/or expand two Los Angeles area retail cannabis facilities. As Eric Benet Jordan has shown during one of his two LA-area cannabis business lawsuits, he is backed by Indonesian investors who feel that getting into this market is "guaranteed" income. California has the right to examine these arrangements, and they might say no these ownership arrangements.

If Riverside County approves a cultivation license but the license is denied by California, then you create a gray area. The Planning Commission relied on California regulations and inspections to ensure the safe operation of this facility. But if it is not a California licensed cultivation facility, why would the state come inspect it? You need to be very clear that Sam Hazelip and Eric Benet Jordan cannot do an end-run around the state of California by getting a permit granted in Riverside.

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220111 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.

Boydd, April

From: cob@rivco.org
Sent: Monday, January 10, 2022 8:26 AM
To: COB; wparkin@wittwerparkin.com
Subject: Board comments web submission

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First Name: Bill
Last Name: Parkin
Address (Street, City and Zip): 335 Spreckels Drive, Suite H, Aptos. CA 95003
Phone: 831-429-4055
Email: wparkin@wittwerparkin.com
Agenda Date: 01/11/2022
Agenda Item # or Public Comment: 21--Fuego Farms LLC
State your position below: Oppose
Comments: I am appearing for Keep Out Big Weed, an association of citizens. I already sent correspondence to the Board last Friday, January 7. I am attaching the correspondence below for the Board's convenience.
Attachments (Must be .pdf, .doc, or .docx): [2022-01-07-Letter-to-Board-of-Supervisors.pdf](#)

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220111 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Boydd, April

From: Supervisor Jeffries - 1st District
Sent: Monday, January 10, 2022 8:52 AM
To: COB
Subject: FW: Proposed Cannabis Cultivation Facility
Attachments: Board of Supervisors.docx

From: lynncude@gmail.com <lynncude@gmail.com>
Sent: Sunday, January 9, 2022 5:18 PM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; District2 <District2@Rivco.org>; District3 <District3@Rivco.org>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District5 <District5@Rivco.org>
Subject: Proposed Cannabis Cultivation Facility

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PLEASE READ ATTACHED LETTER REGARDING THE PROPOSED CANNABIS CULTIVATION FACILITY.
THANK YOU.
ROGER & HELEN CUDE

Boydd, April

From: Supervisor Jeffries - 1st District
Sent: Monday, January 10, 2022 8:52 AM
To: COB; Nanthavongdouangsy, Phayvanh
Subject: FW: Please OPPOSE CUP No. 190038 on Agenda for 1/11/22

From: Jackie Neff <jackie2448@verizon.net>
Sent: Sunday, January 9, 2022 6:36 PM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Please OPPOSE CUP No. 190038 on Agenda for 1/11/22

CAUTION: This email originated externally from the Riverside County email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Jeffries,

My name is Jackie Neff. I am contacting you to request that you **please vote "Opposed"** to the Conditional Use Permit (CUP No. 190038) for a commercial cannabis cultivation facility in De Luz.

A commercial cannabis facility is in direct opposition to the general plan's vision for the Santa Rosa Plateau/De Luz community. Also, the planning staff has failed to demonstrate that this operation will not significantly impact our rural neighborhood.

More than 75% of the De Luz community has signed a petition in opposition to this CUP. Please hear the voters' voices and **vote to oppose this discretionary permit.**

Thank you for your time and consideration.

Sincerely,

Jackie Neff
De Luz in Temecula, CA

Boydd, April

From: Supervisor Jeffries - 1st District
Sent: Monday, January 10, 2022 8:52 AM
To: COB; Nanthavongdouangsy, Phayvanh
Subject: FW: CUP 190038

From: Scott Shaw <shawfamily1@verizon.net>
Sent: Sunday, January 9, 2022 6:54 PM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: CUP 190038

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Dear Mr. Kevin Jeffries,

My name is Scott Shaw I am contacting you to request that you **please vote "Opposed"** to the Conditional Use Permit (CUP No. 190038) for a commercial cannabis cultivation facility in De Luz.

A commercial cannabis facility is in direct opposition to the general plan's vision for the Santa Rosa Plateau/De Luz community. Also, the planning staff has failed to demonstrate that this operation will not significantly impact our rural neighborhood.

More than 75% of the De Luz community has signed a petition in opposition to this CUP. Please hear the voter's voices and **vote to oppose this discretionary permit**.

Thank you for your time and consideration.

Sincerely,

Scott Shaw

Boydd, April

From: Supervisor Jeffries - 1st District
Sent: Monday, January 10, 2022 8:52 AM
To: COB; Nanthavongdouangsy, Phayvanh
Subject: FW: Opposed cannabis facility in De Luz

From: Gun Kim <ghkim303@hotmail.com>
Sent: Sunday, January 9, 2022 7:34 PM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Opposed cannabis facility in De Luz

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Dear Mr. Keven Jeffries,

My name is Gun Kim. I am contacting you to request that you please vote "Opposed" to the Conditional Use Permit (CUP No. 190038) for a commercial cannabis cultivation facility in De Luz.

A commercial cannabis facility is in direct opposition to the general plan's vision for the Santa Rosa Plateau/De Luz community. Also, the planning staff has failed to demonstrate that this operation will not significantly impact our rural neighborhood.

More than 75% of the De Luz community has signed a petition in opposition to this CUP. Please hear the voter's voices and vote to oppose this discretionary permit.

Thank you for your time and consideration.

Sincerely,

Gun Kim _____

Boydd, April

From: Supervisor Jeffries - 1st District
Sent: Monday, January 10, 2022 8:53 AM
To: COB; Nanthavongdouangsy, Phayvanh
Subject: FW: CUP No. 190038 for Cannabis Facility

From: Chad Bollenbach <cbollenbach@gmail.com>
Sent: Monday, January 10, 2022 6:40 AM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: CUP No. 190038 for Cannabis Facility

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Dear Mr. Jeffries,

My name is Chad Bollenbach. I am contacting you to request that you please vote "Opposed" to the Conditional Use Permit (CUP No. 190038) for a commercial cannabis cultivation facility in De Luz.

A commercial cannabis facility is in direct opposition to the general plan's vision for the Santa Rosa Plateau/De Luz community. Also, the planning staff has failed to demonstrate that this operation will not significantly impact our rural neighborhood.

More than 75% of the De Luz community has signed a petition in opposition to this CUP. Please hear the voters' voices and vote to oppose this discretionary permit.

Thank you for your time and consideration.

Sincerely,
Chad Bollenbach
26940 Corte Manzano Temecula

Boydd, April

From: Supervisor Jeffries - 1st District
Sent: Monday, January 10, 2022 8:53 AM
To: COB; Nanthavongdouangsy, Phayvanh
Subject: FW: CUP#190038
Attachments: CUP#190038.docx

From: Jesenia Marquez <jhmarquez45@gmail.com>
Sent: Monday, January 10, 2022 7:31 AM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: RE: CUP#190038

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Boydd, April

From: Supervisor Jeffries - 1st District
Sent: Monday, January 10, 2022 8:53 AM
To: COB; Nanthavongdouangsy, Phayvanh
Subject: FW: Opposition to Cannabis facility

From: mitchmitcham@verizon.net <mitchmitcham@verizon.net>
Sent: Monday, January 10, 2022 8:12 AM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Opposition to Cannabis facility

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Dear Mr. Jeffries

My name is Joann Mitcham. I am contacting you to request that you **please vote "Opposed"** to the Conditional Use Permit (CUP No. 190038) for a commercial cannabis cultivation facility in De Luz.

A commercial cannabis facility is in direct opposition to the general plan's vision for the Santa Rosa Plateau/De Luz community. Also, the planning staff has failed to demonstrate that this operation will not significantly impact our rural neighborhood.

More than 75% of the De Luz community has signed a petition in opposition to this CUP. Please hear the voter's voices and **vote to oppose this discretionary permit**.

Thank you for your time and consideration.

Sincerely, Joann Mitcham

Boydd, April

From: Supervisor Jeffries - 1st District
Sent: Monday, January 10, 2022 8:54 AM
To: COB; Nanthavongdouangsy, Phayvanh
Subject: FW: CUP No. 190038
Attachments: Cannabis farming in DeLuz.docx

From: Susan Deardorff <susandeardorff@gmail.com>
Sent: Sunday, January 9, 2022 4:39 PM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: CUP No. 190038

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Dear Mr. Jeffries:

My name is Susan Deardorff. I am contacting you to request that you **please vote "Opposed"** to the Conditional Use Permit (CUP No. 190038) for a commercial cannabis cultivation facility in De Luz.

A commercial cannabis facility is in direct opposition to the general plan's vision for the Santa Rosa Plateau/De Luz community. Also, the planning staff has failed to demonstrate that this operation will not significantly impact our rural neighborhood.

More than 75% of the De Luz community has signed a petition in opposition to this CUP. Please hear the voters' voices and **vote to oppose this discretionary permit.**

Please see the attached letter that my husband and I previously copied you on detailing our opposition.

Thank you for your time and consideration.

Sincerely,

Susan Deardorff

Boydd, April

From: Supervisor Jeffries - 1st District
Sent: Monday, January 10, 2022 8:54 AM
To: COB; Nanthavongdouangsy, Phayvanh
Subject: FW: CUP No. 190038
Attachments: Cannabis farming in DeLuz.docx

From: Susan Deardorff <susandeardorff@gmail.com>
Sent: Sunday, January 9, 2022 4:39 PM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: CUP No. 190038

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Jeffries:

My name is Susan Deardorff. I am contacting you to request that you **please vote "Opposed"** to the Conditional Use Permit (CUP No. 190038) for a commercial cannabis cultivation facility in De Luz.

A commercial cannabis facility is in direct opposition to the general plan's vision for the Santa Rosa Plateau/De Luz community. Also, the planning staff has failed to demonstrate that this operation will not significantly impact our rural neighborhood.

More than 75% of the De Luz community has signed a petition in opposition to this CUP. Please hear the voters' voices and **vote to oppose this discretionary permit.**

Please see the attached letter that my husband and I previously copied you on detailing our opposition.

Thank you for your time and consideration.

Sincerely,

Susan Deardorff

Boydd, April

From: Supervisor Jeffries - 1st District
Sent: Monday, January 10, 2022 8:55 AM
To: COB; Nanthavongdouangsy, Phayvanh
Subject: FW: Protect De Luz

From: Sarva Patil <sarvapatil@gmail.com>
Sent: Sunday, January 9, 2022 3:58 PM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Protect De Luz

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Dear Mr. Kevin Jeffries _____,

My name is Sarva Hendi Patil. I am contacting you to request that you **please vote "Opposed"** to the Conditional Use Permit (CUP No. 190038) for a commercial cannabis cultivation facility in De Luz.

A commercial cannabis facility is in direct opposition to the general plan's vision for the Santa Rosa Plateau/De Luz community. Also, the planning staff has failed to demonstrate that this operation will not significantly impact our rural neighborhood.

More than 75% of the De Luz community has signed a petition in opposition to this CUP. Please hear the voters' voices and **vote to oppose this discretionary permit**.

Thank you for your time and consideration.

Sincerely,

Sarva Hendi Patil

Boydd, April

From: Supervisor Jeffries - 1st District
Sent: Monday, January 10, 2022 8:55 AM
To: COB; Nanthavongdouangsy, Phayvanh
Subject: FW: Protect De Luz

From: doggio1@aol.com <doggio1@aol.com>
Sent: Sunday, January 9, 2022 3:15 PM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Protect De Luz

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Dear Mr. Jeffries

My name is Jacqueline Croce-Bires. I am contacting you to request that you **please vote "Opposed"** to the Conditional Use Permit (CUP No. 190038) for a commercial cannabis cultivation facility in De Luz.

A commercial cannabis facility is in direct opposition to the general plan's vision for the Santa Rosa Plateau/De Luz community. Also, the planning staff has failed to demonstrate that this operation will not significantly impact our rural neighborhood.

More than 75% of the De Luz community has signed a petition in opposition to this CUP. Please hear the voter's voices and **vote to oppose this discretionary permit.**

Thank you for your time and consideration.

Sincerely,

Jacqueline Croce-Bires

Boydd, April

From: Supervisor Jeffries - 1st District
Sent: Monday, January 10, 2022 8:55 AM
To: COB; Nanthavongdouangsy, Phayvanh
Subject: FW: Protect De Luz

From: evsteve1@aol.com <evsteve1@aol.com>
Sent: Sunday, January 9, 2022 3:14 PM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Protect De Luz

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Dear Mr. Jefferies,

My name is Stephen Bires. I am contacting you to request that you please vote "Opposed" to the Conditional Use Permit (CUP No. 190038) for a commercial cannabis cultivation facility in De Luz.

A commercial cannabis facility is in direct opposition to the general plan's vision for the Santa Rosa Plateau/De Luz community. Also, the planning staff has failed to demonstrate that this operation will not significantly impact our rural neighborhood.

More than 75% of the De Luz community has signed a petition in opposition to this CUP. Please hear the voter's voices and vote to oppose this discretionary permit.

Thank you for your time and consideration.

Sincerely,

Stephen Bires

evsteve1@aol.com

Boydd, April

From: Supervisor Jeffries - 1st District
Sent: Monday, January 10, 2022 8:56 AM
To: COB; Nanthavongdouangsy, Phayvanh
Subject: FW: Oppose CUP No. 190038

From: Deanna Johnson <deanna.johnson@verizon.net>
Sent: Saturday, January 8, 2022 6:02 PM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Oppose CUP No. 190038

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Jeffries,

My name is Deanna Johnson, I am contacting you to request that you **please vote "Opposed"** to the Conditional Use Permit (CUP No. 190038) for a commercial cannabis cultivation facility in De Luz.

A commercial cannabis facility is in direct opposition to the general plan's vision for the Santa Rosa Plateau/De Luz community. Also, the planning staff has failed to demonstrate that this operation will not significantly impact our rural neighborhood.

More than 75% of the De Luz community has signed a petition in opposition to this CUP. Please hear the voter's voices and **vote to oppose this discretionary permit**.

Thank you for your time and consideration.

Sincerely,
Deanna Johnson

Boydd, April

From: Supervisor Jeffries - 1st District
Sent: Monday, January 10, 2022 8:56 AM
To: COB; Nanthavongdouangsy, Phayvanh
Subject: FW: Commercial Cannabis in DeLuz

From: DIANE COLE <dianeinsummit@msn.com>
Sent: Saturday, January 8, 2022 2:14 PM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Commercial Cannabis in DeLuz

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Supervisor Jeffries,

After studying the issue, meeting with neighbors, attending a Riverside Planning Commission hearing and speaking to applicant Sam Hazelip, I am more opposed than ever to Fuego Farms' plan for 18 noisy, noxious, scary, lit-up buildings clumped among single-family homes and small farms in my neighborhood. Most of my neighbors feel the same, but many fear being targeted if they speak out.

The proposal clearly threatens public safety, the environment and property values in DeLuz. While insisting that cannabis cultivation is a perfectly safe type of agriculture, County Planners have adopted many mitigation measures meant to make it that way. The plants will be grown in buildings instead of the ground, for example, and armed guards will be on duty full time. From what Mr. Hazelip said in a Zoom meeting and Planners indicated in their public hearing, however, there is little reason to expect county regulations to be followed or enforced.

Mr. Hazelip said he deliberately bought property outside homeowner associations so no one could tell him what to do with his land. Planners have promised neither frequent, unannounced inspections nor help for the one sheriff's deputy now patrolling DeLuz. If Fuego Farms' owner abhors outside interference, why should he pay attention to lax county rules?

Limit this highly regulated business to industrial zones near freeways and law enforcement, and residents of Riverside County can breathe much easier.

Thank you,
Diane Cole
42543 El Calamar Rd
Temecula, CA 92590

Boydd, April

From: Supervisor Jeffries - 1st District
Sent: Monday, January 10, 2022 8:57 AM
To: COB; Nanthavongdouangsy, Phayvanh
Subject: FW: Opposition to CUP No. 190038

From: Paula Carroll <grndmap112@gmail.com>
Sent: Saturday, January 8, 2022 8:44 AM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Opposition to CUP No. 190038

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Jeffries,

My name Paula Carroll and I am contacting you to request that you **please vote "Opposed"** to the Conditional Use Permit (CUP No. 190038) for a commercial cannabis cultivation facility in De Luz.

A commercial cannabis facility is in direct opposition to the general plan's vision for the Santa Rosa Plateau/De Luz community. Also, the planning staff has failed to demonstrate that this operation will not significantly impact our rural neighborhood.

More than 75% of the De Luz community has signed a petition in opposition to this CUP. Please hear the voter's voices and **vote to oppose this discretionary permit.**

Thank you for your time and consideration.

Sincerely,

Paula Carroll
43200 Alcalde Lane
Temecula, CA 92590

Boydd, April

From: Nanthavongdouangsy, Phayvanh
Sent: Monday, January 10, 2022 9:04 AM
To: COB
Subject: FW: BOS 1/11/22 Item 21 Oppose/Comments

Importance: High

From: Croupe, Todd (HPE-Aruba | SE West) <todd.croupe@hpe.com>
Sent: Monday, January 10, 2022 8:19 AM
To: rivcodistrict1@public.govdelivery.com; Nanthavongdouangsy, Phayvanh <PNANTHAV@RIVCO.ORG>
Cc: erinnashfairfax@yahoo.com; Fussel, Damian <DFussel@Rivco.org>
Subject: BOS 1/11/22 Item 21 Oppose/Comments
Importance: High

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

COMMENTS AND CONCERNS REGARDING:

BOS MEETING January 11, 2022

Item 21. 10:00 A.M. County Land Use Public Hearings Meeting

1. 18052 : TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CONDITIONAL USE PERMIT NO. 190038, DEVELOPMENT AGREEMENT NO. 1900027 AND ORDINANCE NO. 664.89 – ADOPT A MITIGATED NEGATIVE DECLARATION FOR CEQ190129 (SCH 2021070133) – Applicant: The Fuego Farms LLC–

Dear Supervisor Jeffries and Phayvanh:

Santa Rosa West Association opposes the Conditional Use Permit No. 190038 due to the following:

1. **HIGH FIRE RISK AREA & SMOKE WITH PSYCHOACTIVE INGREDIENTS** - De Luz Communities, the neighboring Santa Rosa Plateau Reserve, and the neighboring Santa Rosa Plateau Communities all reside in moderate to very high fire risk zoned areas that are absent of any Fire Stations directly within any of these communities or the reserve that is open to the General Public. In the event of a Wildland Fire Event amongst these communities, per Riverside County Cal Fire Chief Wisner, there is a high likelihood of "Shelter-in-Place" evacuation orders. If these orders are in place and The Fuego Farms were to catch fire under "Shelter-in-Place" evacuation orders not only will **First Responders be exposed to smoke with psychoactive ingredients from the burning Cannabis plants, so shall all the surrounding residents and any General Public that are sheltering in place, therefore having the potential to increase injuries, loss of property, and loss of life.** In addition, Carancho Road is a primary egress road for the De Luz communities and a secondary egress road for both the Santa Rosa Plateau Communities and visitors of the Santa Rosa Plateau Reserver. Please note that there has been a recent

news report of a large legalized Cannabis Grow Facility catching fire within a Southern California city limits, as well as an illegal Cannabis Grow Facility catching fire in November 2020 in one of the Santa Rosa Plateau Communities.

2. **INABILITY TO MONITOR LEGAL VS ILLEGAL FARMING**- Farmers report annually loss of crops. How will the County of Riverside be able to monitor the quantities of Cannabis that are being harvested and sold legally verses potential illegal sales, since Farmers can claim loss of crops. Claimed losses can potentially be sold illegally evading taxes.
3. **INCREASE CRIMINAL ACTIVITY**- De Luz Communities, the neighboring Santa Rosa Plateau Preserve, and the neighboring Santa Rosa Plateau Communities DO NOT receive daily or consistent Sheriff Patrols that would be necessary to monitor or minimize illegal activities that surround these types of facilities, which are often secured by owners that utilize non-Sheriff armed people. These communities consist of families with children, and the Preserve receives numerous visitors. December 25, 2020, multiple murders were committed between two rival illegal grow operators in both De Luz and La Cresta(a Santa Rosa Plateau Community).
4. **COMMERCIAL INDUSTRIAL ZONING**- Cannabis Grow Facilities should be within industrial areas where First Responders are plentiful and Sheriff Patrols are hourly, and not out in the Wildland Interface with high fire risk or Residential Agricultural communities that consists of families with children absent of quick response times.

Therefore, Santa Rosa West Association is requesting Supervisor Jeffries and his fellow Supervisors, to "oppose" this Conditional Use Permit.

Sincerely,
SANTA ROSA WEST ASSOCIATION
Todd Croupe
it's: President

TODD T. CROUPE
Consigliere of Mobile Solutions | ACMP, ACCP, & CCIE EMERITUS #3857
P: 909 225 8489 | todd.croupe@hpe.com



Boydd, April

From: Supervisor Jeffries - 1st District
Sent: Monday, January 10, 2022 9:05 AM
To: COB; Nanthavongdouangsy, Phayvanh
Subject: FW: Oppose Conditional Use Permit (CUP No. 190038)

Importance: High

From: Leticia Pelayo <lety@pelayo.us>
Sent: Friday, January 7, 2022 4:54 PM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Oppose Conditional Use Permit (CUP No. 190038)
Importance: High

CAUTION: This email originated externally from the Riverside County email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Supervisor Jeffries,

My name is Leticia Pelayo. I am contacting you to request that you **please vote "Opposed"** to the Conditional Use Permit (CUP No. 190038) for a commercial cannabis cultivation facility in De Luz.

A commercial cannabis facility is in direct opposition to the general plan's vision for the Santa Rosa Plateau/De Luz community. Also, the planning staff has failed to demonstrate that this operation will not significantly impact our rural neighborhood.

This type of business belongs in a Commercial area. This kind of facility, which will have armed guards with lights on 24/7 does not belong in a residential area next to houses and families. It will attract a criminal element and destroy our community.

More than 75% of the De Luz community has signed a petition in opposition to this CUP. Please hear the voter's voices and **vote to oppose this discretionary permit.**

Thank you for your time and consideration.

Sincerely,

Leticia Pelayo
45251 La Cruz Drive
Temecula, CA 92590
lety@pelayo.us
949-434-4303

Boydd, April

From: Supervisor Jeffries - 1st District
Sent: Monday, January 10, 2022 9:06 AM
To: COB; Nanthavongdouangsy, Phayvanh
Subject: FW: Oppose CUP 190038

From: Alan Cutler <acutler11@att.net>
Sent: Friday, January 7, 2022 11:36 AM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Cc: Sandra Austoni <saustoni@gmail.com>
Subject: Oppose CUP 190038

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Jeffries

My name is Alan Cutler, I am contacting you to request that you **please vote "Opposed"** to the Conditional Use Permit (CUP No. 190038) for a commercial cannabis cultivation facility in De Luz.

A commercial cannabis facility is in direct opposition to the general plan's vision for the Santa Rosa Plateau/De Luz community. Also, the planning staff has failed to demonstrate that this operation will not significantly impact our rural neighborhood.

More than 75% of the De Luz community has signed a petition in opposition to this CUP. Please hear the voters' voices and **vote to oppose this discretionary permit.**

Thank you for your time and consideration.

Sincerely,

Alan Cutler & Sandra Austoni

Sent from AT&T Yahoo Mail for iPad

Boydd, April

From: Supervisor Jeffries - 1st District
Sent: Monday, January 10, 2022 9:07 AM
To: COB; Nanthavongdouangsy, Phayvanh
Subject: FW: Project DeLuz--Take the High Road Please

From: Michael Taverite <mtaverite@stephengould.com>
Sent: Friday, January 7, 2022 3:57 PM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Project DeLuz--Take the High Road Please

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Afternoon Kevin,

It's my understanding you will be voting on this project next week. Unfortunately, I cannot attend due to a medical commitment I have but I wanted to send a brief note to you to ask for you to strongly consider voting against this ridiculous operation in this community. Notwithstanding the fact, the potential crime and vagrancy it can bring to the area, to erect such a structure in this community must be one of the worst decisions for this area ever.

I've been a resident back here for 15 years and absolutely do not support this project and would not support anyone who votes for it. Recently I've been contacting our community president about people speeding through the streets here bypassing the ridiculous Temecula daily traffic jams. Of course, with only one police office to cover this massive terrain, nothing can be done. I'm curious how you think this makes good sense for our community and the residents by supporting it and having 1 sheriff's deputy?

There's nowhere else in California more suited for a multi-building compound that it must be built in the hills of an agriculturally based community?

Seriously, our state has so many problems as it is and in Temecula the traffic must be issue #1, why you would support this for any reason is beyond my comprehension!

Take the high road please and vote "NO". Tell these folks to find some commercial property somewhere far away from the hills of Deluz!

Michael Taverite



Michael Taverite
Regional Sales Manager

T +1 858 673 3400
C +1 951 440 3091
10905 Technology Place, Suite B San Diego CA 92127
stephengould.com

ISO 9001:2015 COMPLIANT

Boydd, April

From: Nanthavongdouangsy, Phayvanh
Sent: Monday, January 10, 2022 9:07 AM
To: COB
Subject: FW: BOS Mtg 1/11/22 Item 21 Comments & Concerns

From: Deborah Siegmund-Palmer <ddspalmer@msn.com>
Sent: Sunday, January 9, 2022 10:24 PM
To: Supervisor Kevin Jeffries <rivcodistrict1@public.govdelivery.com>; Nanthavongdouangsy, Phayvanh <PNANTHAV@RIVCO.ORG>
Cc: Fussel, Damian <DFussel@Rivco.org>; Erin Nash-Fairfax <erinnashfairfax@yahoo.com>
Subject: BOS Mtg 1/11/22 Item 21 Comments & Concerns

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COMMENTS AND CONCERNS REGARDING:

BOS MEETING January 11, 2022

Item 21. 10:00 A.M. County Land Use Public Hearings Meeting

1. 18052 : TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CONDITIONAL USE PERMIT NO. 190038, DEVELOPMENT AGREEMENT NO. 1900027 AND ORDINANCE NO. 664.89 – ADOPT A MITIGATED NEGATIVE DECLARATION FOR CEQ190129 (SCH 2021070133) – Applicant: The Fuego Farms LLC–

Dear Supervisor Jeffries and Phayvanh:

I oppose the Conditional Use Permit No. 190038 due to the following:

1. **HIGH FIRE RISK AREA & SMOKE WITH PSYCHOACTIVE INGREDIENTS** - De Luz Communities, the neighboring Santa Rosa Plateau Reserve, and the neighboring Santa Rosa Plateau Communities all reside in moderate to very high fire risk zoned areas that are absent of any Fire Stations directly within any of these communities or the reserve that is open to the General Public. In the event of a Wildland Fire Event amongst these communities, per Riverside County Cal Fire Chief Wiser, there is a high likelihood of "Shelter-in-Place" evacuation orders. If these orders are in place and The Fuego Farms were to catch fire under "Shelter-in-Place" evacuation orders not only will **First Responders be exposed to smoke with psychoactive ingredients from the burning Cannabis plants, so shall all the surrounding residents and any General Public that are sheltering in place, therefore having the potential to increase injuries, loss of property, and loss of life.** In addition, Carancho Road is a primary egress road for the De Luz communities and a secondary egress road for both the Santa Rosa Plateau Communities and visitors of the Santa Rosa Plateau Reserver. Please note that there has been a recent news report of a large legalized Cannabis Grow Facility catching fire within a Southern California city

limits, as well as an illegal Cannabis Grow Facility catching fire in November 2020 in one of the Santa Rosa Plateau Communities.

2. **INABILITY TO MONITOR LEGAL VS ILLEGAL FARMING**- Farmers report annually loss of crops. How will the County of Riverside be able to monitor the quantities of Cannabis that are being harvested and sold legally verses potential illegal sales, since Farmers can claim loss of crops. Claimed losses can potentially be sold illegally evading taxes.
3. **INCREASE CRIMINAL ACTIVITY**- De Luz Communities, the neighboring Santa Rosa Plateau Preserve, and the neighboring Santa Rosa Plateau Communities DO NOT receive daily or consistent Sheriff Patrols that would be necessary to monitor or minimize illegal activities that surround these types of facilities, which are often secured by owners that utilize non-Sheriff armed people. These communities consist of families with children, and the Preserve receives numerous visitors. December 25, 2020, multiple murders were committed between two rival illegal grow operators in both De Luz and La Cresta(a Santa Rosa Plateau Community).
4. **COMMERCIAL INDUSTRIAL ZONING**- Cannabis Grow Facilities should be within industrial areas where First Responders are plentiful and Sheriff Patrols are hourly, and not out in the Wildland Interface with high fire risk or Residential Agricultural communities that consists of families with children absent of quick response times.

Therefore, I am requesting Supervisor Jeffries and his fellow Supervisors, to "oppose" this Conditional Use Permit.

Sincerely,
Deborah Siegmund-Palmer
Santa Rosa Plateau Communities Resident

January 9, 2022

From: Roger & Helen Cude
44250 Via Vaquero
Temecula, CA. 92590-3125
rogercude@gmail.com

To the Board of Supervisors:

My wife and I are thirteen-year residents of De Luz. De Luz is zoned rural/agricultural land, and avocados, grapes, citrus, and some ornamental eucalyptus are currently grown here. Although I am not pleased about having marijuana grown here, I realize that it falls within the current zoning of this area.

What I strenuously object to is having the marijuana processed here. We have no avocado or citrus packing plants in De Luz. We have no wineries, or ornamental eucalyptus processing facilities. Those crops are grown and picked here, then transported to processing facilities in an industrial-zoned area.

If marijuana is allowed to be processed here, it would open the door to other industrial facilities. I realize that a total rejection would cause Riverside County a potential loss of tax revenue, but that revenue would not be lost if the marijuana were grown here, and then processed in an industrial-zoned area elsewhere.

Please seriously consider bifurcating your votes to separate the growing of marijuana from the processing of marijuana.

Respectfully,

Roger & Helen Cude

Boydd, April

From: Supervisor Jeffries - 1st District
Sent: Monday, January 10, 2022 10:53 AM
To: COB; Nanthavongdouangsy, Phayvanh
Subject: FW: Cannabis/DeLuz

From: Chris Royer <royerland@yahoo.com>
Sent: Monday, January 10, 2022 10:43 AM
To: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>
Subject: Cannabis/DeLuz

CAUTION: This email originated externally from the Riverside County email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Kevin Jefferies _____,

My name is Chris Royer. I am contacting you to request that you **please vote "Opposed"** to the Conditional Use Permit (CUP No. 190038) for a commercial cannabis cultivation facility in De Luz.

A commercial cannabis facility is in direct opposition to the general plan's vision for the Santa Rosa Plateau/De Luz community. Also, the planning staff has failed to demonstrate that this operation will not significantly impact our rural neighborhood.

More than 75% of the De Luz community has signed a petition in opposition to this CUP. Please hear the voter's voices and **vote to oppose this discretionary permit.**

Thank you for your time and consideration.

Sincerely,

C.D.Royer

Chris Royer

Boydd, April

From: cob@rivco.org
Sent: Monday, January 10, 2022 12:58 PM
To: COB; twinstonvickers@gmail.com
Subject: Board comments web submission

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.



First Name: Winston
Last Name: Vickers
Address (Street, City and Zip): 49 Bedford Cove -San Rafael -Ca.94901
Phone: 949 929 8643
Email: twinstonvickers@gmail.com
Agenda Date: 01/11/2022
Agenda Item # or Public Comment: 21.1
State your position below: Neutral

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220111 . You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.

12:13

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: JANE Block

Address: 424 Two Trees Rd

City: Riverside Zip: 92507

Phone #: 951 683 0304

Date: 1/11/23 Agenda # 21^a pip

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda/Public Comment:

Notwithstanding any other provisions of these rules, a member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. Donated time is not permitted during Public Comment.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin to flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. *Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.*

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman, may result in removal from the Board Chambers by Sheriff Deputies.

Riverside County Board of Supervisors
Request to Speak

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Kathleen Hamilton

Address: 2586 Piedmont Dr
(only if follow-up mail response requested)

City: Riverside Zip: 92506

Phone #: 909 8418446

Date: 1-11-22 Agenda # Canabis 21.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support Oppose Neutral

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

 Support Oppose Neutral

I give my 2 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO TWO (2) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo. **Speakers are prohibited from bringing signs, placards or posters into the hearing room.**

Individual Speaker Limits:

Individual speakers are limited to a maximum of two (2) minutes. Please step up to the podium when the Chair calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 20 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chair adheres to a strict two (2) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to six (6) minutes at the Chair's discretion. The organizer of the presentation will automatically receive the first two (2) minutes, with the remaining four (4) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chair:

The Chair will determine what order the speakers will address the Board and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using course, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chair may result in removal from the Board Chambers by Sheriff Deputies.

UCR Professor
letter submitted

Riverside County Board of Supervisors
Request to Speak

12:18

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Thomas Scott

Address: _____
(only if follow-up mail response requested)

City: _____ Zip: _____

Phone #: _____

Date: _____ Agenda # 2/1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ Support _____ Oppose X Neutral

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ Support _____ Oppose _____ Neutral

I give my 2 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO TWO (2) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of two (2) minutes. Please step up to the podium when the Chair calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 20 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chair adheres to a strict two (2) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to six (6) minutes at the Chair's discretion. The organizer of the presentation will automatically receive the first two (2) minutes, with the remaining four (4) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chair:

The Chair will determine what order the speakers will address the Board and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using course, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chair may result in removal from the Board Chambers by Sheriff Deputies.

12:23

6 mins.

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Diane Cole

Address: 42543 El Calamar Rd

City: Temecula **Zip:** 92590

Phone #: 951-695-4484

Date: 1/11/2022 **Agenda #** 21.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda/Public Comment:

Notwithstanding any other provisions of these rules, a member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. Donated time is not permitted during Public Comment.

Power Point Presentations/Printed Material:

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Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin to flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

Group/Organized Presentations:

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Addressing the Board & Acknowledgement by Chairman:

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Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: DENNIS GREEN ✓

Address: 42543 EL CAJON ROAD

City: TEMECULA Zip: 92590

Phone #: 9516954484

Date: 1/11/2022 Agenda # 21.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: DIANE COLE

BOARD RULES

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OPPOSE proliferation of pot farms
in RIVCO

12:26

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Timothy Baum

Address: 44691 Duckhorn St.

City: Temecula Zip: 92592

Phone #: 310 780 1930

Date: 1/14/22 Agenda # 21.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support X Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

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oppose - fear

12130

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Jackie Neff

Address: 45700 Avenida Tierra

City: Temecula Zip: 92590

Phone #: 909-633-9085

Date: 1/11/2022 Agenda # 21.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support ✓ Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

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BOARD RULES

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Murrieta Mayor Pro Tem

12:35

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: LISA DEFOREST

Address: 25205 HAYES AVE

City: MURRIETA Zip: 92562

Phone #: 951-323-8497

Date: JAN 11, 2022 Agenda # 21.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

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Served on Santa Margarita
90% oppose project in an
informal survey

12:39

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: DOUG POTTS

Address: 45050 LOS GATOS ROAD

City: TEMECULA Zip: 92590

Phone #: (951) 676-4869

Date: 1-11-2022 Agenda # 21

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support X Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

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Concerns re: Safety

12:41

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Karen Brown

Address: _____

City: Temecula Zip: 92590

Phone #: _____

Date: 1/11/2002 Agenda # 21.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

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LA County social worker -
Bad element - not family oriented 12:43
oppose

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: DAVID HEWZY

Address: 42124 Calle Capistrano

City: DE LUZ Zip: 92590

Phone #: 951-693-4206

Date: 01/11/22 Agenda # 21

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: BRYAN JOHNSON
with

BOARD RULES

Requests to Address Board on "Agenda" Items:

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Requests to Address Board on items that are "NOT" on the Agenda/Public Comment:

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9 mins

12:46

1

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Bryan Johnson

Address: 43550 Via Raquel

City: Temecula Zip: 92590

Phone #: 949-292-0397

Date: 1/11/22 Agenda # 21

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support X Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

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Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: LINDA TREMBLAY ✓

Address: 18665 TENAJA RD

City: MURRIETA Zip: 92562

Phone #: 818.404.9170

Date: 01.11.2022 Agenda # 21

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support X Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: BRIAN JOHNSON

BOARD RULES

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Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Liz Paxton

Address: 22250 Corte Bonita

City: Tencula Zip: 92590

Phone #: 858 382 5841

Date: 1-11-22 Agenda # 21

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: Bryan Johnson

BOARD RULES

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1:32
3

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: James Waite

Address: 22915 Carandus Rd.

City: Temecula **Zip:** 92590

Phone #: 951-445-1117

Date: 1/11/22 **Agenda #** 21

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support X Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

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Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: DADA PATIL ✓

Address: 5400 VIA HARCA

City: Temecula Zip: _____

Phone #: 714-614-1653

Date: 1/11/22 Agenda # 21

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ Support _____ Oppose _____ Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: JAMES WAITE

BOARD RULES

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Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Joann Knowles ✓

Address: 24189 Calle Artino

City: Murrieta Zip: 92570

Phone #: 714-925-0556

Date: 1-11-2022 Agenda # 21.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support * Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: James Waite

BOARD RULES

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(Retired doctor + Teacher)

1:41

4

9 mins

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: WALTER HAESSLER

Address: PO BOX 1376

City: TEMUCULA, CA Zip: 92593-1376

Phone #: (951) 693-0639

Date: 7/11/22 Agenda # 21

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: _____

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Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Mike Rumen

Address: 2285 Conte Bonita

City: Temecula Zip: 92590

Phone #: 951-676-7250

Date: 1-11-22 Agenda # 21

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support X Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: Walter Fessler

BOARD RULES

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Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Ellaine Eubank

Address: 22840 Carachi Road

City: Temecula CA Zip: 92590

Phone #: 957 653 0639

Date: 1-11-22 Agenda # 21

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

Support Oppose Neutral

I give my 3 minutes to: Walter Haessler

BOARD RULES

Requests to Address Board on "Agenda" Items:

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(9mins)

1:51 5

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Jon Lieberg

Address: 41911 5th St #300

City: Temecula Zip: 92590

Phone #: 951 970 0874

Date: 1/11/22 Agenda # 21

*Cannabis Application
in Deluz*

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support X Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

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Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: FRANCEG NESS

Address: _____

City: Temecula Zip: 92590

Phone #: _____

Date: 1-11-2022 Agenda # 21.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ Support Oppose _____ Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: Jon Lieberg

BOARD RULES

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Oppose

1:58

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: DAVID KOENIG

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 21-1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 2 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

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Requests to Address Board on items that are "NOT" on the Agenda:

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Power Point Presentations/Printed Material:

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Individual Speaker Limits:

Individual speakers are limited to a maximum of two (2) minutes. Please step up to the podium when the Chair calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 20 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chair adheres to a strict two (2) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

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Addressing the Board & Acknowledgement by Chair:

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Support

Riverside County Board of Supervisors
Request to Speak

7:01

Submit request to Clerk of Board (right of podium),
Speakers are entitled to two (2) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Joshua Bennion

Address: 11130 San Gabriel Way
(only if follow-up mail response requested)

City: Valley Center Ct **Zip:** _____

Phone #: 530 228 5681

Date: 1-11-22 **Agenda #** 21.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

 Support **Oppose** **Neutral**

I give my 2 minutes to: _____

BOARD RULES

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Chair denied her to speak 1:35pm

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Mercedes DeLeon

Address: _____

City: _____ Zip: _____

Phone #: 949-303-3940

Date: 11/11/21 Agenda # 21.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support ✓ Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: _____

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Declined

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Karin Runyen

Address: 22285 Corte Bonita

City: Temecula Zip: 92590

Phone #: 951-676-7250

Date: 1-11-22 Agenda # CVP 1900
21

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support X Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: Walter Hessler

BOARD RULES

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Declined to Speak

Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Kenneth Fox

Address: 24189 Calle Artino

City: Murrieta Zip: 92562

Phone #: 714-501-7419

Date: 1-11-2022 Agenda # 21.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support X Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: Jon Liebig

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on Items that are "NOT" on the Agenda/Public Comment:

Notwithstanding any other provisions of these rules, a member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. Donated time is not permitted during Public Comment.

Power Point Presentations/Printed Material:

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Individual Speaker Limits:

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Declined to Speak

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Chris D. Poyer

Address: 42125 Calle Capistrano

City: Temecula Zip: 92590

Phone #: 951 699 9892

Date: Jan 11 2021 Agenda # 21

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: BRYAN JOHNSON

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Declined to Speak

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: HEIDI JOHANSON

Address: 43704 VIA RAQUEL

City: TEMECULA Zip: 92590

Phone #: 949-292-0520

Date: 1/11/27 Agenda # 21

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

 Support X Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

 Support Oppose Neutral

I give my 3 minutes to: BRYAN JOHANSON

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Left the meeting

Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: HENRY ARRAS

Address: 45510 EL PRADO

City: TEMECULA Zip: 92590

Phone #: 951/587-9834

Date: 1/11/22 Agenda # 21

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 Support X Oppose Neutral

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I give my 3 minutes to: JAMES WAITE

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